



**LEBANON PLANNING BOARD
FEBRUARY 12, 2024 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 522 837 462#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **Oakes Storage, LLC and Oakes Real Estate SPE, LLC, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicants request a modification to a previously approved Site Plan (PB2022-06-SPR) to construct a +/- 26,176 sq. ft. commercial self-storage unit facility together with related site improvements. Applicants propose to lower the site 4 ft. and to relocate the garage and entry drive. **PB2024-05-SPA**
- B. **Growthcap Investments, LLC, 22 Maple Street (Tax Map 73, Lot 70), zoned R-3:** Request for a Minor Subdivision of the subject property into two (2) lots. **PB2024-06-MIN**

4. Other Business

- A. Public hearing determination per RSA 674:54 for Lahaye Drive Multi-Use Path TAP project and Lahaye Drive/Mount Support Intersection Improvements project.

5. Public Hearing Determination

6. Approval of Minutes

- A. January 8, 2024

7. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://lebanonnh.gov/live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 12, 2024 Meeting

Staff Memorandum – PB2024-05-SPA

APPLICATION INFORMATION

Agenda Item: 3.A

Application ID: PB2022-06-SPR

Application Type:
Site Plan Amendment

Property Location & Tax Map:
92 Riverside Drive (Tax Map 111,
Lot 16)

Applicants/Property Owners:
Oakes Storage, LLC and Oakes
Real Estate SPE, LLC

Zoning District:
Rural Lands One (RL-1) District

Proposed Improvements and Use:
A self-storage warehouse facility;
one-family dwelling to be removed

Overlay Districts:
None

Future Land Use Map:
Residential – Low

Staff Attachments:
April 11, 2022 Notice of Action for
PB2022-06-SPR (3 pages)

LEGAL NOTICE

Oakes Storage, LLC and Oakes Real Estate SPE, LLC, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicants request a modification to a previously approved Site Plan (PB2022-06-SPR) to construct a +/-26,176 sq. ft. commercial self-storage unit facility together with related site improvements. Applicants propose to lower the site 4 ft. and to relocate the garage and entry drive. PB2024-05-SPA

PLANS AND APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated January 8, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (application narrative; 1 page)
- ▶ Letter dated January 31, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (response to staff comments; 2 pages)
- ▶ Certified Notification List (1 page)
- ▶ Fee Schedule from Advanced Geomatics (1 page)
- ▶ Memo dated January 8, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (application narrative; 1 page)
- ▶ Plan titled "Oakes Storage, LLC, Lebanon, Grafton County, New Hampshire, Construction Plans", prepared by Advanced Geomatics, dated January 12, 2021, last revised January 25, 2024, Project No. 20-001

On-line only (not included with Planning Board hard copy agenda packets):

- ▶ Letter dated March 10, 2022, to Dan Nash, PE, from M & W Soils Engineering, Inc. (infiltration test pits and field test results; 7 pages)
- ▶ Geotechnical Report for the Oakes Storage Site, dated March 22, 2023, prepared by M & W Soils Engineering, Inc. (26 pages)

COMPLETENESS REVIEW & STAFF COMMENTS

This application has been reviewed in accordance with the Lebanon Site Plan Review Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

The subject lot was formerly a 2.94-acre triangular-shaped property located to the east of the I-89 interchange at Exit 17, and is bounded by Fellows Hill Road to the north, Dartmouth College Highway to the southeast, and Riverside Drive to the west (see Figure 1). It was improved with a one-family dwelling accessed from the Fellows Hill Road side of the property (see Figure 2). Recently, the City Council discontinued an abutting portion of Fellows Hill Road, and also sold its lot across Fellows Hill Road (formerly identified as Tax Map 111, Lot 3-1) to the applicant. The applicant has voluntarily merged the lots (including the former Fellows Hill Road right-of-way) so that the total size of the property is now +/- 3.53 acres (PB2022-11-VLM).

The applicants have obtained Variances from the Zoning Board of Adjustment to construct “commercial self storage units” – which is not a permitted use in the RL-1 District – and from the maximum building coverage requirement of 15% for Class 3 lots in the RL-1 District (ZB2020-08-VAR & ZB2020-36-VAR). In furtherance of the Variance approvals, the applicant submitted a site plan application to construct a 5-building commercial self-storage unit facility, together with related site improvements which was approved by the Planning Board on April 11, 2022 (PB2022-06-SPR).

The applicant now proposes certain changes to the approved site plan to lower the site 4 ft. and to relocate the garage and entry drive, as more fully described and depicted in the attached application materials.

Construction of the project is underway. However, NHDES Solid Waste Management Bureau is actively investigating whether state permitting is required. Consequently, pursuant to the Planning Board’s condition of approval #7 from the 4/11/22 Notice of Action (which provides that “[p]rior to the start of any construction activities on the property, the applicants shall obtain or update (if appropriate) any required State approvals[.]”) construction must pause until DES has made a determination and a permit has been applied for and issued (if needed).

Figure 1. Location Map.



Figure 2. Aerial View of Subject Property (looking south).

©2018 Eagleview (image taken 5/2/2018)

STAFF COMMENTS**PLANNING****A. Jurisdiction**

The applicant's request is a modification to an approved site plan pursuant to Section 9.1 of the Site Plan Review Regulations, as follows:

Section 9.1 – Modifications to an Approved Site Plan

Once a plan has received approval from the Board and prior to the issuance of a Certificate of Occupancy, no modification shall take place unless the modification of the plan has been approved by the Board, except as provided by Section 9.2 ("Minor Alternations to an Approved Site Plan") below. [...]

Modifications shall normally be treated by the Board as a new plan application, which will require notification of abutting property owners, a public hearing, staff review, and formal Board action. [...]

Note that Section 9.2 allows "minor alterations" to an approved plan that do not constitute a "material change" (Section 9.2.A also requires that the alterations are "necessitated by unforeseen or unanticipated circumstances"). Section 9.2.B.1 provides that a change shall be deemed a minor alteration only if, "it is relatively minor, in light of the overall scope of the proposal." The proposed changes are significant enough that staff was unable to conclude the Section 9.2.B.1 criteria has been met to allow review as a "minor alteration". Consequently, the applicant was advised to apply to the Planning Board to approve the changes.

B. Active and Substantial Development

The Site Plan Review Regulations require “active & substantial development” of an approved site plan to be achieved within two (2) years of the date of the Planning Board’s approval. Active and substantial development” is defined in Section 8.4.A.1 as follows:

1. For purposes of these Regulations, unless modified by the Board at the time of approval of a specific application, the completion of all of the following shall imply “Active and Substantial Development or Building” when inspected and approved by the Reviewing Engineer:
 - a. Construction of and/or installation of basic infrastructure to support the development (including all of the following: roadways, access ways, parking lots, etc. to a minimum gravel base; and water and wastewater lines and other utilities placed in underground conduit ready for connection to proposed buildings/structures) in accordance with the approved plans; and,
 - b. Construction and completion of drainage improvements to service the development (including all of the following: detention/retention basins, treatment swales, pipes, underdrains, catch basins, etc.) in accordance with the approved plans; and,
 - c. Placement and maintenance of all erosion control measures on the site as specified on the approved plans.

For the 92 Riverside Dr project, “active and substantial development” must be achieved by April 11, 2024. Presumably, “active & substantial development” will not be achieved by the April 11th date. Consequently, staff recommends that the applicant amend their application to include a request for an extension of the time to achieve active and substantial development per Section 8.4.A.3 of the Site Plan Review Regulations which provides as follows:

3. The time for completion of Active and Substantial Development or Building may be extended for good cause by the Planning Board. A request for an extension of time within which to complete such Active and Substantial Development or Building shall be submitted by the Applicant to the Planning and Development Department prior to such expiration date for review in accordance with the provisions of Section 4.10 of these Regulations. Requests for extension of time to complete Active and Substantial Development or Building received after the expiration date shall not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.

The extension request would need to be identified within the public hearing notice. Therefore, staff recommends a postponement of the application to the March 11th Planning Board meeting so that the applicant can supplement the application materials with the extension request and so that the hearing can be readvertised.

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

No comment at this time.

FIRE DEPARTMENT

No comment at this time.

POLICE DEPARTMENT

No comment at this time.

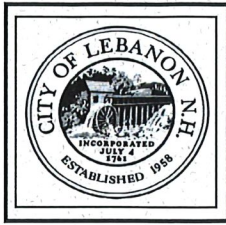
STAFF RECOMMENDATIONS

If the Planning Board moves to approve this request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the conditions noted below:

1. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2022-06-SPR, dated April 11, 2022, and all conditions of approval thereof except as may be superseded by the conditions below.
2. Condition #7 set forth in the Planning Board Notice of Action for PB2022-06-SPR, dated April 11, 2022, is hereby amended and restated as follows:
Prior to the start of any construction activities on the property and prior to the issuance of a building permit, the applicants shall obtain or update any required State approvals, including but not limited to any solid waste related permitting from the NH Department of Environmental Services.

Attachments

cc: Oakes Storage, LLC (via e-mail)
Oakes Real Estate SPE, LLC (via e-mail)
Dan Nash, PE, Advanced Geomatics and Design (via e-mail)
File



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD PB2022-06-SPR

Notice is hereby given that on **February 14, 2022**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the application (PB2022-06-SPR) IS complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Laurel Stavis. The vote on the motion was unanimous in favor, 8-0.

Notice is hereby given that on **April 11, 2022**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that for the application of Robert & John Oakes (PB2022-06-SPR), the Lebanon Planning Board **APPROVE** partial waivers from the following sections of the Site Plan Review Regulations:

- **Section 6.2.D.1** – landscaping around buildings requirement.
- **Section 5.1.E.6** – requiring contours at 5 ft. intervals for all areas where the existing or proposed grade is 20% or greater.
- **Section 5.1.E.16** – perimeter landscaping calculation requirements.
- **Section 6.2.B** – perimeter landscaping design requirements.

The motion was seconded by Jeremy Rutter. The vote on the motion was approved, 8-0.

Notice is hereby given that on April 11, 2022, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

A MOTION by Matthew Hall that the Lebanon Planning Board **APPROVE** the application of Robert & John Oakes for Site Plan Review to construct a +/-26,176 sq. ft. commercial self-storage unit facility together with related site improvements at 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1, PB2022-06-SPR, as shown on a plan set titled "Oakes Storage, LLC," dated December 13, 2021, last revised March 14, 2022, prepared by Advanced Geomatics and Design, PN: 20-001 (17 sheets), including any and all submissions and testimony provided for and during the public hearing, subject to the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. Prior to any construction activities on the property, the applicants shall, to the satisfaction of the City Engineer, address Comment #5 in the letter dated April 4, 2022, from Steve Keach, P.E., to Brian Vincent, P.E. (regarding drainage computations). In order to ensure a reasonable amount of time to review, the applicants shall provide their response to the City Engineer a minimum of 7 days in advance of any planned construction activities, and no such construction activities shall commence until the City Engineer has verified that the afore-mentioned Comment #5 has been satisfactorily addressed.
1. The applicants shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
 - a) Add Sheet ES101 to Table of Contents and add Sheet number (i.e. Sheet 9 of 17).
 - b) Add the following as a note on the cover sheet and on the site plan (Sheet 9): "Business hours shall be limited to 6AM to 8PM." (per the Zoning Board conditions of approval for the Variance granted on 3/1/21, ZB2020-36-VAR).

- c) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).
- d) Update the text of Note No. 6 on the Cover Sheet to the acknowledge the voluntary merger of Tax Map 111, Lot 3-1 and Tax Map 111, Lot 16, and identify the book and page number at which the resulting Notice of Voluntary Lot Merger has been recorded.
- e) Remove Note 10 on Sheet L-1, which is duplicative of Note 9.
- f) Specify the type and variety of proposed gate installation, including accommodations for 24-hour access acceptable to the Fire Department.
- g) Add signs to indicate portions of Fellows Hill Road are not through roads.

The applicants shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

- 2. The applicants shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.
- 3. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

Detailed structural design drawings of proposed retaining walls, including detail of safety rail installation, shall be submitted to the Building Department for review and approval.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

- 4. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
- 5. Prior to the start of any construction activities on the property, the applicants shall obtain or update (if appropriate) any required State approvals.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

- 6. The impact fee calculated pursuant to Condition of Approval #5 shall be paid.
- 7. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Subdivision Regulations and Site Plan Review Regulations.

General Conditions

- 8. The applicants shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way.
- 9. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
- 10. The applicants shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

PLANNING BOARD NOTICE OF ACTION

92 Riverside Drive (Tax Map 111, Lot 16)

PB2022-06-SPR

April 11, 2022

Page 3 of 3

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11. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

The motion was seconded by Jeremy Rutter. The vote on the motion was unanimous in favor, 8-0.

THE CITY OF LEBANON

By: 
Planning Board Chair

DATE: 8/8/22

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION ☐	SITE PLAN REVIEW ☐
VARIANCE ☐	SUBDIVISION ☐
MOTION FOR REHEARING ☐	LOT LINE ADJUSTMENT ☐
APPEAL OF AN ADMIN. DECISION ☐	CONDITIONAL USE PERMIT ☐

☒ OTHER Site Plan Amendment

PROPERTY OWNER (APPLICANT):

NAME: **Oakes Storage, LLC & Oakes Real Estate SPE, LLC** TEL.#: **603-727-8405**

MAILING ADDRESS: **84 Hanover Street, Floor 1, Lebanon, NH 03766**

E-MAIL ADDRESS: Robert Oakes <bobby@oakesandsonconstruction.com>

CO-APPLICANT, AGENT, OR LESSEE:

NAME: **Dan Nash** TEL.#: **802-356-4928**

MAILING ADDRESS: **105 Bank St, Lebanon, NH 03766**

E-MAIL ADDRESS: **AdvancedGeomatics@comcast.net**

PROJECT LOCATION:

TAX MAP #: **111** LOT#: **16** PLOT #: ZONE: **RL-1**

STREET ADDRESS OF PROJECT: **FELLOWS HILL ROAD**

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Revise site plan to lower site 4', relocate garage, and relocate entry drive.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL
IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE SPECIFIC USE: **MINI-STORAGE WAREHOUSE**

SIGNATURE BLOCK: *Bobby Oakes*

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on **12 February**, 20**24**, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: *Bobby Oakes* DATE: **01-31-2024**

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: *Bobby Oakes* DATE: **01-31-2024**

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
<i>1/4/2024</i>	<i>111-16</i>	<i>PB2024-05-SPA</i>			



8 January 2024

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Site Plan Lot 111-16
Fellows Hill Road

Dear Mr. Corwin:

This project received site plan approval on 14Feb22 as Permit PB2022-06-SPR. Project site work has commenced. A building permit has been obtained.

Just prior to site work commencing, a conflict between site plans and the Geotech report surfaced. The Geotech report requires that the site be lowered 4' from the grades that were approved on the site plan. In addition, the building inspector directed that the garage be shifted to be a minimum of 30' from the storage buildings; the garage has been placed 35' away. In lowering the site, the driveway had to be shifted slightly downhill. These changes are reflected on the attached plan.

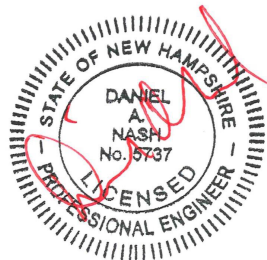
Site work in progress is intended to prepare the access aisles, pads for the buildings, and the drainage system. Building work will not commence until the Spring, when warmer conditions prevail for placing concrete.

We request that this minor revision be approved.

Please let us know if you need any additional materials to support this request.

Sincerely,

Daniel A. Nash, PE
Principal



CC: Bobby Oakes

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31 January 2024

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Site Plan Amendment, Lot 111-16
Fellows Hill Road-92 Riverside Drive

Dear Mr. Corwin:

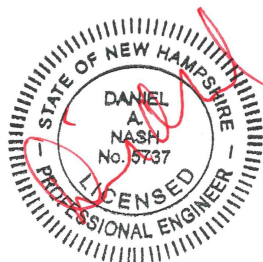
This letter is in response to your review comments in an email dated 23Jan24.

1. Geotech report. This site was used as a waste fill site. However, while digging test pits, some foreign material identified as trash in the Geotech report was discovered. As work has progressed at the site, the site contractor has carefully segregated any materials that need to be disposed on in a landfill. Staff has invited NHDES to review the report and conduct a site visit. We await NHDES response to this matter.
2. Drainage. The bottom of the drain system will be at least 8' above natural ground. Lowering the site has provided an extra 2' of "side material" to reduce the concern of drainage breaking out. The finish grade of the slope remained the same, providing extra width as the site was lowered.
3. Potential settlement. Lowering the site 4' is one course of action to reduce this potential. Being a waste fill site, some of the waste fill was not adequately compacted, potentially placing new structures at risk of settlement. Once new subgrades are reached, the geotechnical engineer is reviewing conditions to ensure they are adequate.
4. Revised plan set. Revised plans are part of this submittal.
5. Application form. A revised application form has been sent to the applicants. They will sign and submit it under separate cover.

Please let us know if you need any additional materials to support this request. For your convenience, we have attached a copy of your review email and our original request.

Sincerely,

Daniel A. Nash, PE
Principal



Fellows Hill Road
City of Lebanon
31Jan24

Attachments:

- email dated 23Jan24
- original SPA letter dated 8Jan24

CC: Bobby Oakes

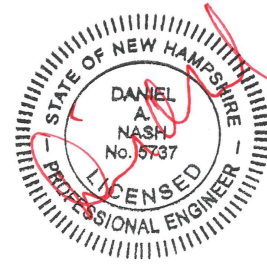
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CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: <u>111-16</u>	MAP & LOT NUMBER: <u>111-16</u>
PROPERTY OWNER: Robert&John Oakes 209 Dartmouth College Hwy Lebanon, NH 03766	APPLICANT: Robert&John Oakes 209 Dartmouth College Hwy Lebanon, NH 03766
MAP & LOT NUMBER: <u>110-17</u>	MAP & LOT NUMBER: <u>110-18</u>
ABUTTER/OTHER: Tandy & Hue Tang 10 Mill Road Lebanon, NH 03766	ABUTTER/OTHER: Erik&Susan Morrill 3 Fellows Hill Road Lebanon, NH 03766
MAP & LOT NUMBER: <u>110-21</u>	MAP & LOT NUMBER: <u>111-03</u>
ABUTTER/OTHER: Calvary Independent Baptist 90 Riverside Drive Lebanon, NH 03766	ABUTTER/OTHER: Thomas J. Moffitt 83 Riverside Drive Lebanon, NH 03766
MAP & LOT NUMBER: <u>111-04</u>	MAP & LOT NUMBER: <u>125-9</u>
ABUTTER/OTHER: SD&LK Alstrom 23 Fellows Hill Road Lebanon, NH 03766	ABUTTER/OTHER: Carrols LLC/TBC Corp PO Box 52427 Atlanta, GA 30355
MAP & LOT NUMBER: <u>125-9-100</u>	MAP & LOT NUMBER: <u>125-11</u>
ABUTTER/OTHER: Carrols LLC/TBC Corp PO Box 52427 Atlanta, GA 30355	ABUTTER/OTHER: Carrols LLC/TBC Corp PO Box 52427 Atlanta, GA 30355
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER /OTHER: Engineer Advanced Geomatics PO Box 512 Lebanon, NH 03766	ABUTTER/OTHER: _____



TO: TIM CORWIN, PLANNING OFFICE

FROM: DANIEL A. NASH, PE

RE: FEE FOR APPLICATION FOR SITE PLAN AMENDMENT
LOT 111-16

CC: OAKES BROS CONSTRUCTION

DATE: 8 JANUARY 2024

We offer the following to indicate how we calculated the application fee. Please let us know if we need to make any adjustments.

<u>Site Plan Amendment</u>	
Filing Fee	\$ 250.00
Advertising Fee	\$ 100.00
Notification Fee (\$5 + 4.98 x 8)	\$ 5.00
Owner/Applic. 1	39.84
Abutters 6	
Professionals 1	
To be notified 8	
Total Application Fee	\$ 394.84

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8 January 2024

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Site Plan Lot 111-16
Fellows Hill Road

Dear Mr. Corwin:

This project received site plan approval on 14Feb22 as Permit PB2022-06-SPR. Project site work has commenced. A building permit has been obtained.

Just prior to site work commencing, a conflict between site plans and the Geotech report surfaced. The Geotech report requires that the site be lowered 4' from the grades that were approved on the site plan. In addition, the building inspector directed that the garage be shifted to be a minimum of 30' from the storage buildings; the garage has been placed 35' away. In lowering the site, the driveway had to be shifted slightly downhill. These changes are reflected on the attached plan.

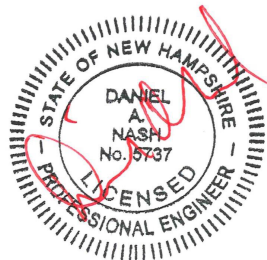
Site work in progress is intended to prepare the access aisles, pads for the buildings, and the drainage system. Building work will not commence until the Spring, when warmer conditions prevail for placing concrete.

We request that this minor revision be approved.

Please let us know if you need any additional materials to support this request.

Sincerely,

Daniel A. Nash, PE
Principal



CC: Bobby Oakes

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OAKES STORAGE, LLC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

CONSTRUCTION PLANS

OWNER
ROBERT G. & JOHN T.OAKES
209 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NH 03766

APPLICANT
OAKES STORAGE, LLC
209 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NH 03766

CONSULTANTS
CIVIL ENGINEER
DANIEL A. NASH, PE
ADVANCED GEOMATICS AND DESIGN
PO BOX 512
105 BANK STREET
LEBANON, NH 03766
advancedgeomatrics@comcast.net

LANDSCAPE DESIGNER
MARA LANDSCAPE DESIGN
19 MYRTLE AVENUE
NEWBURYPORT, MA 01950

LIGHTING DESIGN
DEFIANCE ELECTRIC
78 CHOSEN VALE LANE
ENFIELD, NH 03748

SURVEYOR
PATON LAND SURVEYING
150 SOUTHRIDGE STREET
SPRINGFIELD, VT 05156

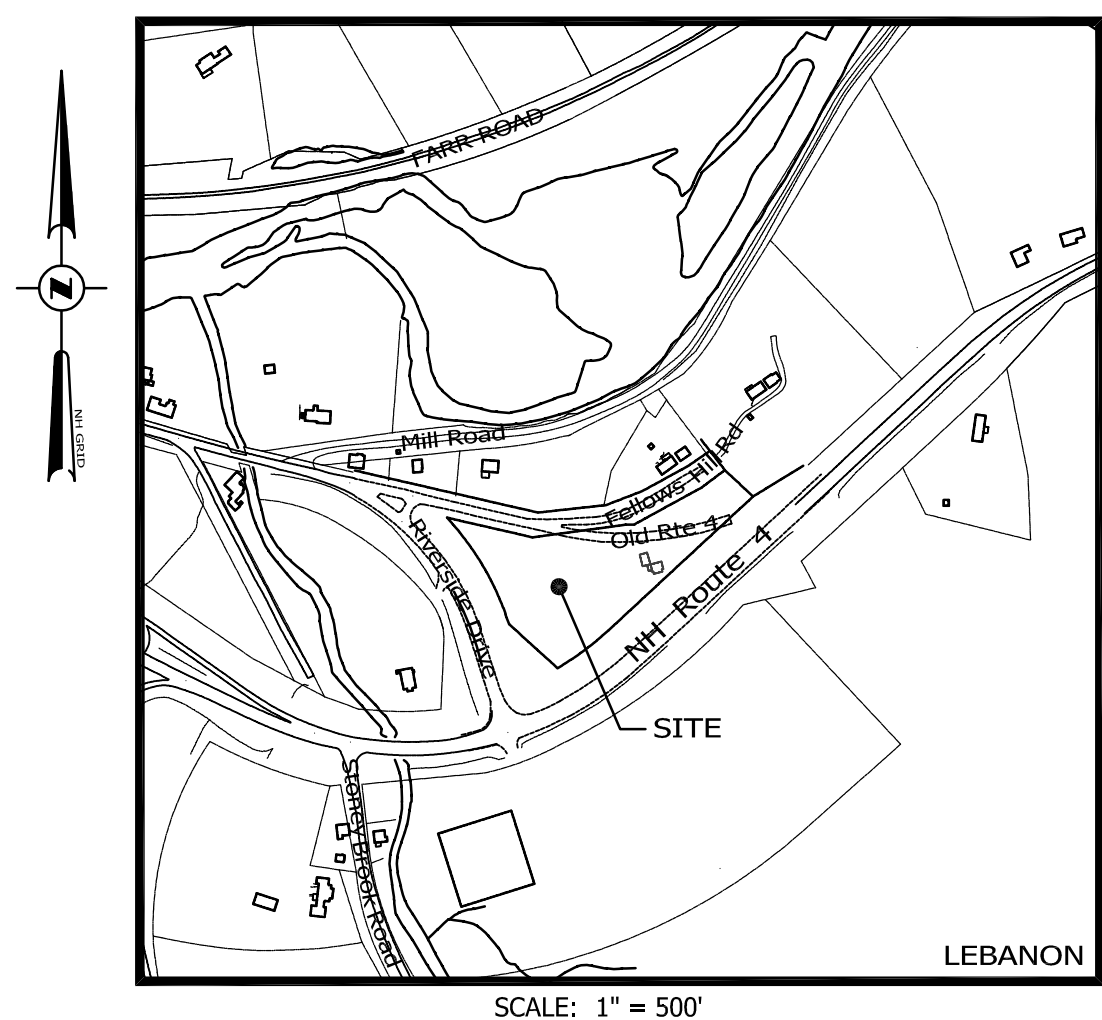


TABLE OF CONTENTS

SHEET NUMBER

2	LEGEND	G-1
3	OVERALL EXISTING CONDITIONS PLAN	OA-1
4	EXISTING CONDITIONS PLAN	X-1
5	BOUNDARY SURVEY	-
6	BUILDING ELEVATIONS	A1
7	LANDSCAPE PLAN	L-1
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9	LIGHTING FIXTURE DETAILS	ES-101
10	SITE PLAN	C-1
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13	RETAINING WALL/GATE PLAN/PROFILES	C-4
14	EROSION CONTROL PLAN	ECP-1
15	SITE DETAILS	D-1
16	DRAINAGE DETAILS	D-4
17	EROSION CONTROL DETAILS	D-5

ZONING COMPARISON - RL1 DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	3.53 Acres	3.53 Acres	3 Acres
FRONTAGE: (RIVERSIDE DRIVE)	494'	494'	150'
FRONT YARD: (RIVERSIDE DR)	340'	45'	40'
FRONT YARD: (US ROUTE 4)	16'	40'	40'
REAR YARD: (FELLOWS HILL RD)	10'	32'	30'
SIDE YARD: (TO EAST)	-	283'	25'
BUILDING FOOTPRINT (s.f.):			
BUILDING #1	-	3,400 s.f.	
BUILDING#2	-	7,200 s.f.	
BUILDING #3	-	8,800 s.f.	
BUILDING #4	-	5,800 s.f.	
BUILDING #5	-	576 s.f.	
TOTAL		25,776 s.f.	
% BLDG.COVERAGE	1.4%	17%	15%
IMPERVIOUS AREA (sf)		25,976 s.f.	N/A
% IMPERVIOUS COV.	2.5%	34%	N/A
HEIGHT (BLDG 1-4)	22'	12'	35'
HEIGHT (BLDG 5)		22'	35'
USE: EXISTING	SINGLE FAMILY RESIDENCE		
USE: PROPOSED	MINI STORAGE WAREHOUSE		
PARKING (REG./HC.)	2	1	N/A

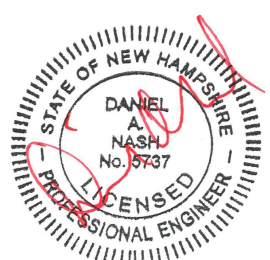
ZONING TABLE NOTES:

- ALL BUILDINGS ONE STORY
- GROSS FLOOR AREA AND GROSS SQUARE FOOTAGE IS THE SAME FOR ALL BUILDINGS.
- BUSINESS HOURS SHALL BE LIMITED TO 6AM TO 8PM PER ZONING VARIANCE GRANTED 1MAR2021, ZB2020-36-VAR.

NOTES:

- THIS PARCEL IS SHOWN AS LOT 111-16 ON THE LEBANON TAX MAPS.
- THIS PARCEL IS NOT SERVED BY MUNICIPAL WATER AND SEWER (CLASS 3).
- THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
- THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
- SUBJECT PARCEL IS ZONED RL-1.
- THE PROJECT PARCEL IS COMPRISED OF LOT 111-16, A DISCONTINUED PORTION OF FELLOWS HILL ROAD, & LOT 111-3-1. SUBJECT LOTS WERE MERGED BY VOLUNTARY LOT MERGER RECORDED IN THE GCRD AT BOOK 4702-14 ON 19JAN2022.
- PROPOSED USE IS ALLOWED BY VARIANCE GRANTED 1FEB2021 (ZB2020-36-VAR).
- PROPOSED BUILDING COVERAGE IS ALLOWED BY VARIANCE GRANTED 1FEB2021 (ZB2020-36-VAR).

1/25/2024 REMOVE CONTOURS
12/1/2023—LOWER SITE
8/18/2023—FOR CONSTRUCTION
3/13/2022—
1/24/2022—
12/13/2021—
SITE PLAN
PN: 20-001



EXISTING LEGEND

Symbol	Object Name	Object Code
	Boundary Corner	X 66.9
	Iron Pipe (Found)	----
	Rebar (Found)	----
	Stone Monument (Found)	----
	Survey Traverse Point	- - - 760 - - -
	Survey Control Disk	----
	Shrub	----
	Hardwood Tree	----
	Softwood Tree	----
	Cleanout	----
	Utility Pole	o ----- OET -----
	Light Pole	----- OHE -----
	Bollard Light	----- OHT -----
	Light	----- UETC -----
	Utility Pole Anchor	-----
	U.g. Electric Junction Box	-----  -----
	U.g. Electric Transformer	-----
	U.g. Telephone Box	-----
	U.g. Cable Tv Box	-----
	Curb Stop	----- o o o o o -----
	Gate Valve	----- □ □ □ □ -----
	Fire Hydrant	----- D -----
	Drilled Well	----- UD -----
	Monitor Well	----- W -----
	Catch Basin	----- S -----
	Drain Manhole	----- FM -----
	Sewer Manhole	----- UGE ----- ----- E -----
	Riser	----- UGT -----
	Telephone Manhole	-----
	Electric Manhole	=====
	Communication Manhole	----- UGP -----
	Propane Tank	////
	Sign	-----

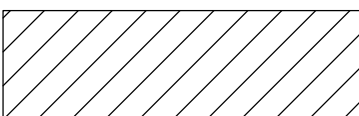
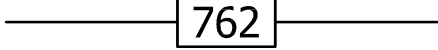
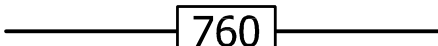
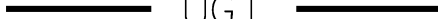
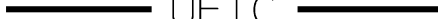
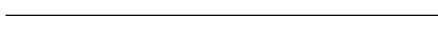
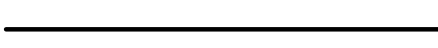
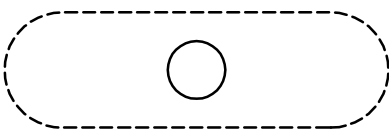
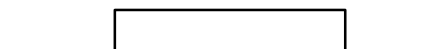
EXISTING LEGEND(CONT.)

Spot Elevation	
Approximate Boundary Line	
Approximate RRight-Of-Way Line	
Existing 1'1/2' Contour	
Existing 5'10' Contour	
Curb	
Edge Of Pavement	
Edge Of Gravel	
Painted White Line	
Painted Yellow Line	
Overhead Electric/Telephone	
Overhead Electric	
Overhead Telephone	
U.g. Electric/Telephone/Cable	
Edge Of Brook/River	
Edge Of Wetland	
Guard Rail	
Stonewall	
Wire Fence	
Chainlink Fence	
Rail Fence	
Drain Line	
Underdrain Line	
Water Line	
Sewer Line	
Sewer Forcemain	
U.g. Electric	
U.g. Telephone	
Edge Of Woods	
Retaining Wall	
U.g. Propane	
Edge Of building	

PROPOSED LEGEND

Symbol	Feature Name	Notes
	BOLLARD	
	CLEANOUT	
	UTILITY POLE	
	UTILITY POLE ANCHOR	
	LIGHT POLE	
	LIGHT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	RISER	
	CATCH BASIN	
	YARD DRAIN	
	ELECTRIC MANHOLE	UGT
	TELEPHONE MANHOLE	UGT
	COMMUNICATION MANHOLE	UGT
	PROPANE TANK	(RET.)
	U.G. TELEPHONE BOX	(RET.)
	U.G. CABLE TV BOX	
	U.G. ELECTRIC JUNCTION BOX	
	U.G. ELECTRIC TRANSFORMER	
	GATE VALVE	
	CURB STOP	
	FIRE HYDRANT	
	DRILLED WELL	TW = ??
	SIGN	GT
	PARKING SPACE NUMBER	
	HANDICAP PARKING SPACE	
	STORM WATER TREATMENT DEVICE	
	DETECTABLE SURFACE (TRUNCATED DOME)	
	SPOT ELEVATION	
	UNDERDRAIN	
	DUMPSTER	
	BIKE RACK	

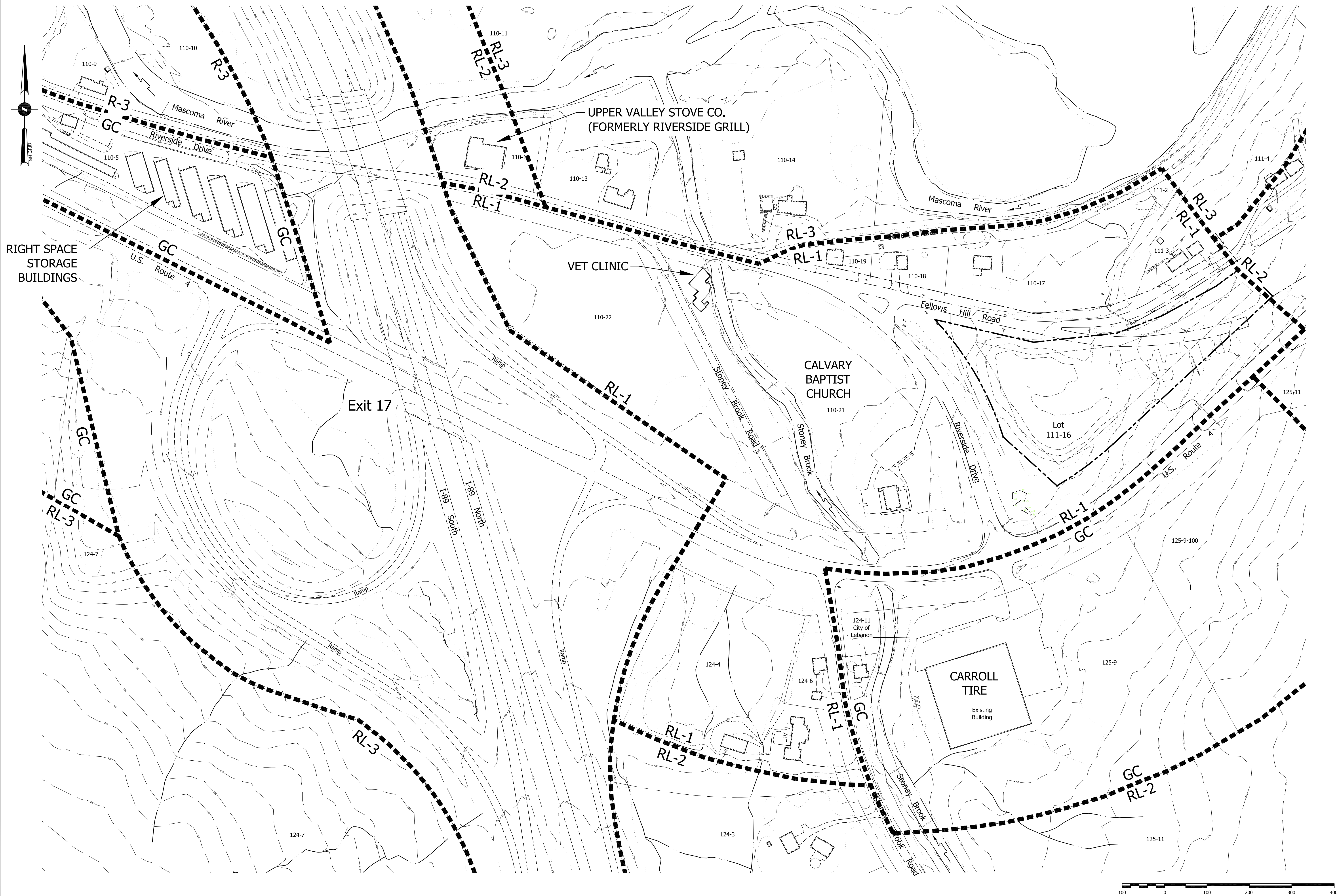
PROPOSED LEGEND(CONT.)

	DUMPSTER FENCE
	PAINTED/NO PARKING
	2' CONTOUR
	10' CONTOUR
	GAS LINE
	DRAIN LINE
	UNDERDRAIN LINE
	WATER LINE
	SEWER LINE
	SEWER FORCEMAIN
	U.G. ELECTRIC
	U.G. TELEPHONE
	U.G. ELECTRIC/TELEPHONE
	U.G. ELECTRIC/TELEPHONE/CABLE
	RETAINING WALL
	REDI-ROK RETAINING WALL
	CENTERLINE ROAD
	CURB
	EDGE OF WOODS
	LIMIT OF DISTURBED
	BARRIER FENCE
	UNDERGROUND PROPANE TANK
	BUILDING ADDITION
	TOP OF WALL ELEVATION
	GREASE TRAP/GRIT-OIL SEPARATOR

ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		LEGEND FOR OAKES STORAGE, LLC IN LEBANON, NEW HAMPSHIRE		1 UPDATE #	01/24/2022 DATE
SURVEYED: DESIGNED: DRAWN: DAN CHECKED: DAN DATE: 12/13/2021		OAKES STORAGE LEGEND G-1			
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NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.



SHEET 3 OF 17

OVERALL EXISTING CONDITIONS PLAN

FOR
OAKES STORAGE, LLC
IN

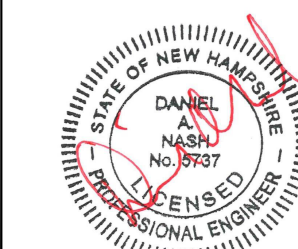
LEBANON, NEW HAMPSHIRE

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105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

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E-MAIL: advancedgeomatics@comcast.net



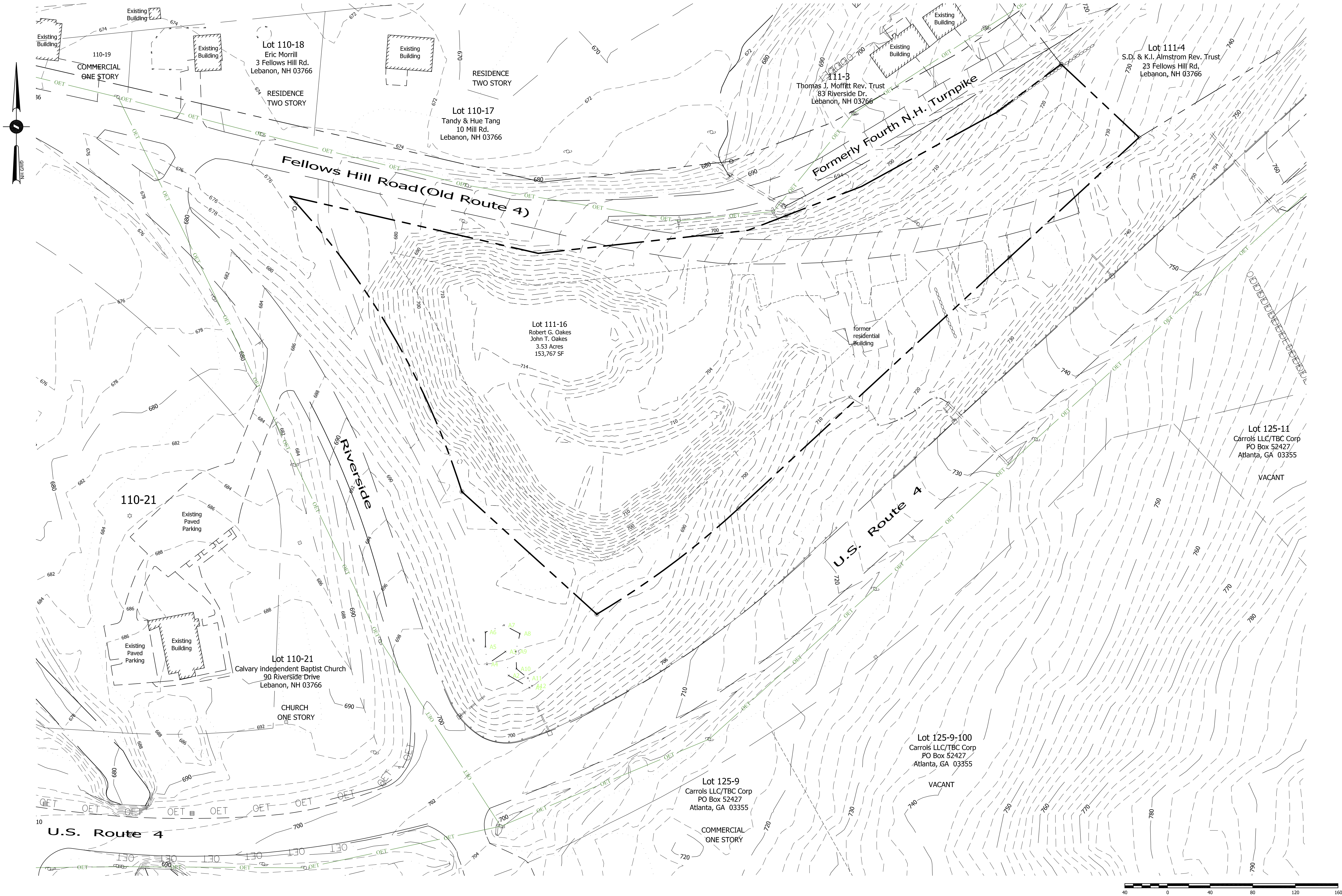
SURVEYED: GIS/PATON
DESIGNED: KH/J
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE

OVERALL EXISTING
CONDITIONS

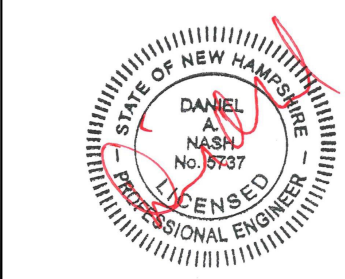
OA-1

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ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-BA



EXISTING CONDITIONS PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



SURVEYED: GIS/PATON
DESIGNED:
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021

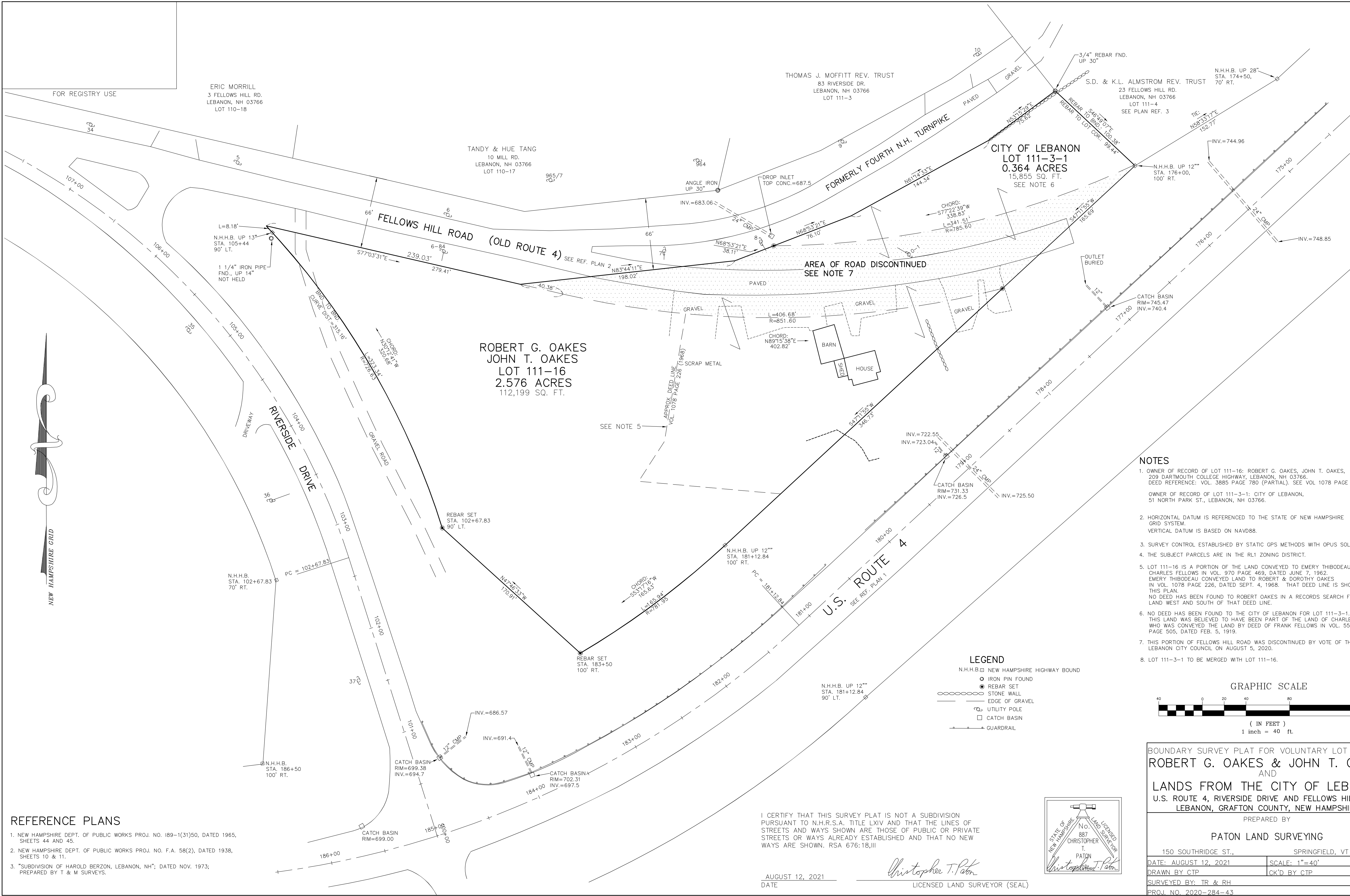
OAKES
STORAGE

EXISTING
CONDITIONS

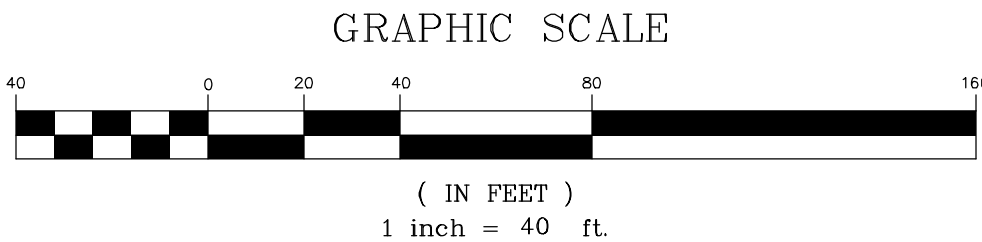
X-1

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ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-BA

REVISIONS	DATE
1 UPDATE	01/24/2022
#	



- NOTES**
- OWNER OF RECORD OF LOT 111-16: ROBERT G. OAKES, JOHN T. OAKES, 209 DARTMOUTH COLLEGE HIGHWAY, LEBANON, NH 03766. DEED REFERENCE: VOL. 3885 PAGE 780 (PARTIAL). SEE VOL 1078 PAGE 226.
 - OWNER OF RECORD OF LOT 111-3-1: CITY OF LEBANON, 51 NORTH PARK ST., LEBANON, NH 03766.
 - HORIZONTAL DATUM IS REFERENCED TO THE STATE OF NEW HAMPSHIRE GRID SYSTEM. VERTICAL DATUM IS BASED ON NAVD88.
 - SURVEY CONTROL ESTABLISHED BY STATIC GPS METHODS WITH OPUS SOLUTION.
 - THE SUBJECT PARCELS ARE IN THE RL1 ZONING DISTRICT.
 - LOT 111-16 IS A PORTION OF THE LAND CONVEYED TO EMERY THIBODEAU BY CHARLES FELLOWS IN VOL. 970 PAGE 469, DATED JUNE 7, 1962. EMERY THIBODEAU CONVEYED LAND TO ROBERT & DOROTHY OAKES IN VOL. 1078 PAGE 226, DATED SEPT. 4, 1968. THAT DEED LINE IS SHOWN ON THIS PLAN. NO DEED HAS BEEN FOUND TO ROBERT OAKES IN A RECORDS SEARCH FOR THE LAND WEST AND SOUTH OF THAT DEED LINE.
 - NO DEED HAS BEEN FOUND TO THE CITY OF LEBANON FOR LOT 111-3-1. THIS LAND WAS BELIEVED TO HAVE BEEN PART OF THE LAND OF CHARLES FELLOWS WHO WAS CONVEYED THE LAND BY DEED OF FRANK FELLOWS IN VOL. 555 PAGE 505, DATED FEB. 5, 1919.
 - THIS PORTION OF FELLOWS HILL ROAD WAS DISCONTINUED BY VOTE OF THE LEBANON CITY COUNCIL ON AUGUST 5, 2020.
 - LOT 111-3-1 TO BE MERGED WITH LOT 111-16.



BOUNDARY SURVEY PLAT FOR VOLUNTARY LOT MERGER
ROBERT G. OAKES & JOHN T. OAKES
AND
LANDS FROM THE CITY OF LEBANON
U.S. ROUTE 4, RIVERSIDE DRIVE AND FELLOWS HILL ROAD
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

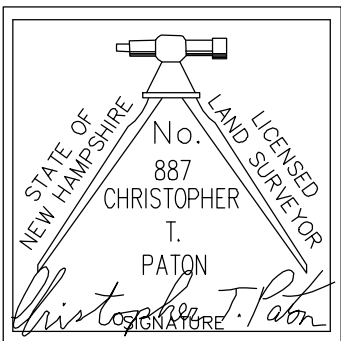
PREPARED BY	
PATON LAND SURVEYING	
150 SOUTHRIDGE ST.,	SPRINGFIELD, VT 05156
DATE: AUGUST 12, 2021	SCALE: 1"=40'
DRAWN BY CTP	CK'D BY CTP
SURVEYED BY: TR & RH	
PROJ. NO. 2020-284-43	

- REFERENCE PLANS**
- NEW HAMPSHIRE DEPT. OF PUBLIC WORKS PROJ. NO. 189-1(31)50, DATED 1965, SHEETS 44 AND 45.
 - NEW HAMPSHIRE DEPT. OF PUBLIC WORKS PROJ. NO. F.A. 58(2), DATED 1938, SHEETS 10 & 11.
 - "SUBDIVISION OF HAROLD BERZON, LEBANON, NH", DATED NOV. 1973; PREPARED BY T. & M. SURVEYS.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO N.H.R.S.A. TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. RSA 676:18,III

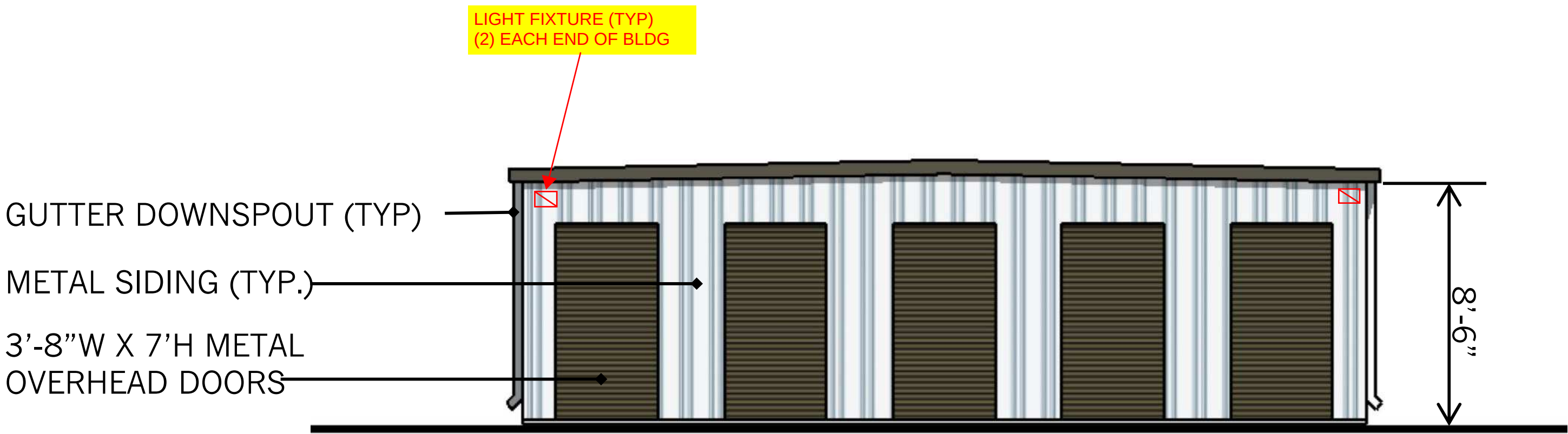
AUGUST 12, 2021
DATE

Christopher T. Paton
LICENSED LAND SURVEYOR (SEAL)

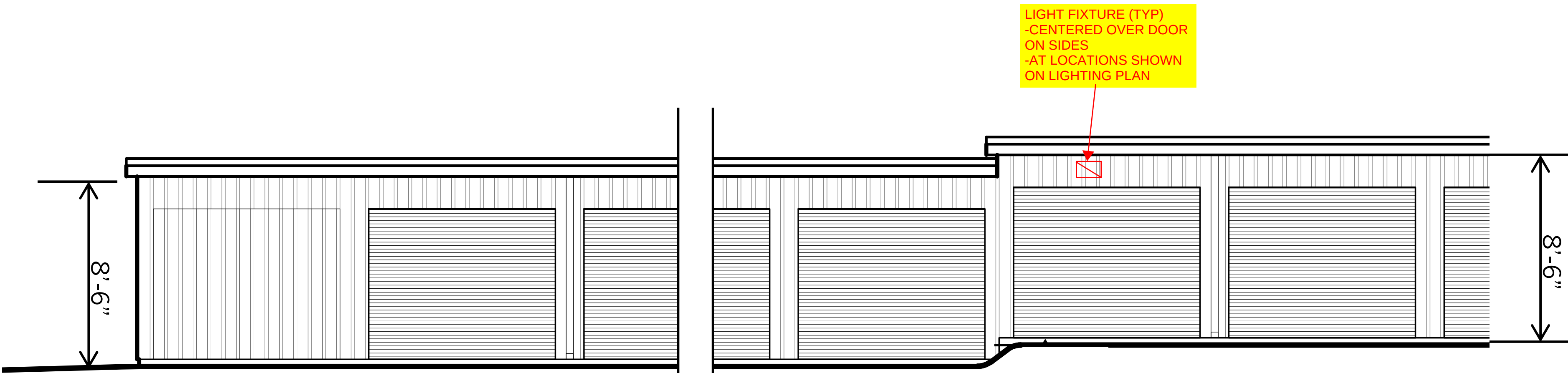




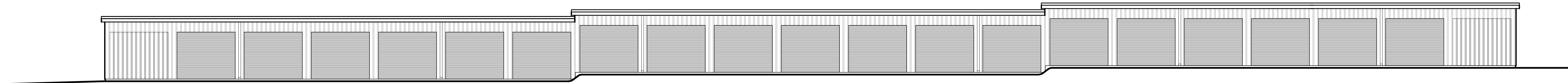
TYPICAL STORAGE BUILDING FRONT & REAR ELEVATION



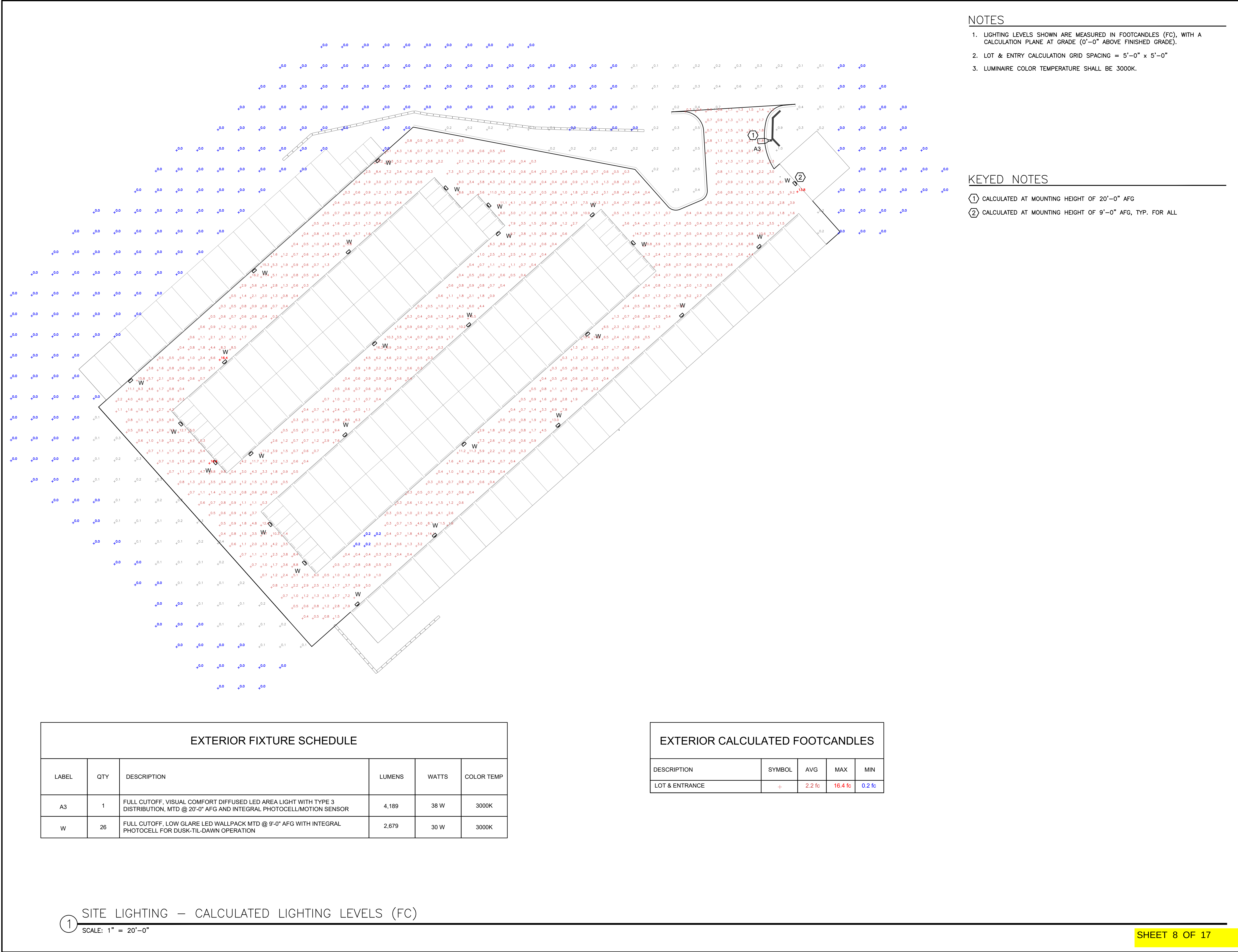
TYPICAL STORAGE BUILDING SIDE ELEVATION



TYPICAL PARTIAL STEPPED STORAGE BUILDING FRONT & REAR ELEVATION



TYPICAL STEPPED STORAGE BUILDING FRONT & REAR ELEVATION



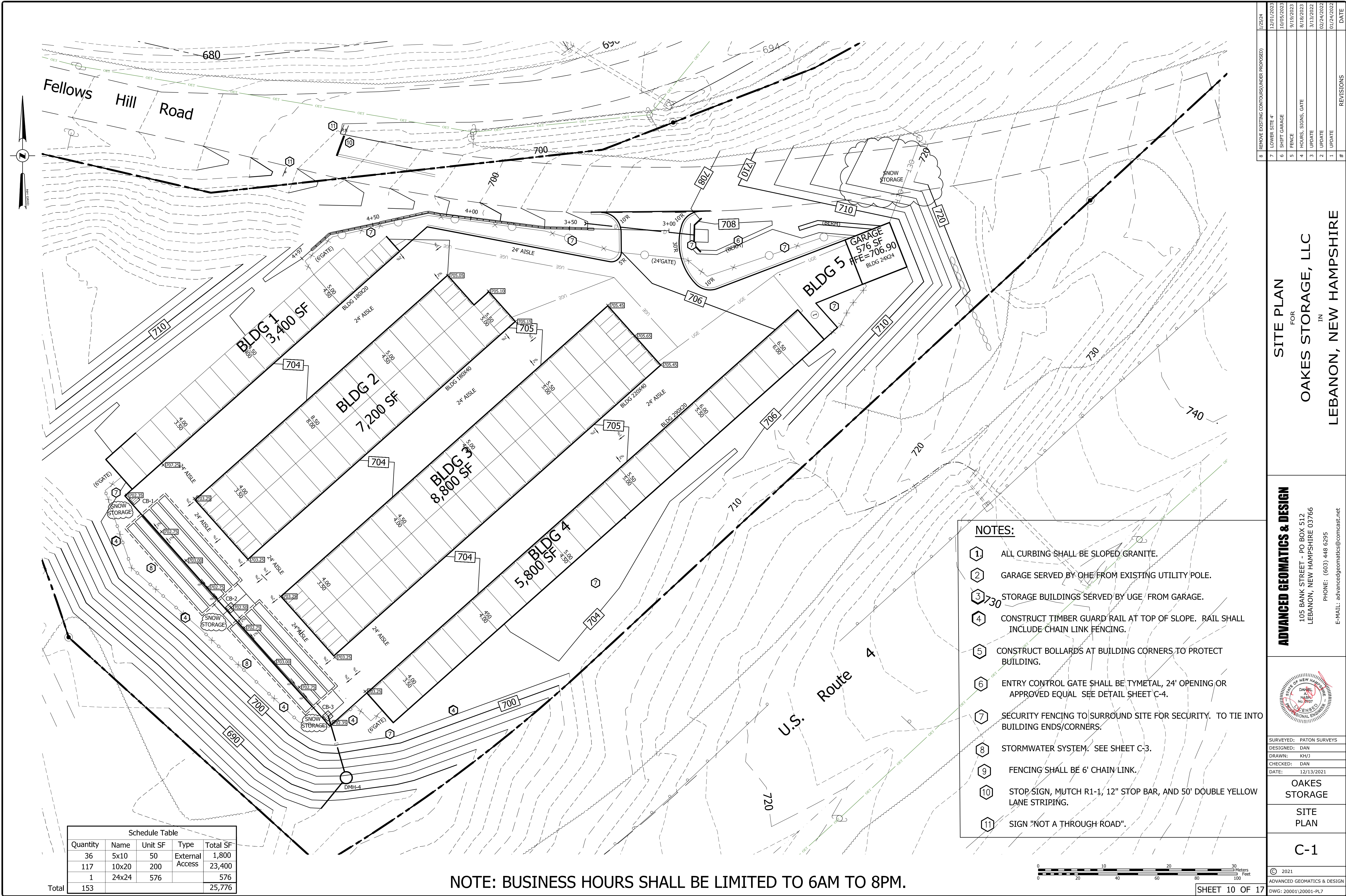
86 CHOSEN VALE LANE SUITE 202
ENFIELD, NH 03748
P: (603).632.4982

www.DefianceElectric.com



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
01	FOR PERMIT	01/24/22
02	PLAN REVISIONS	03/02/22

CLIENT		OAKES STORAGE LEBANON, NH
PROJECT		OAKES STORAGE SITE LIGHTING CALCULATIONS
DWG TITLE		CALCULATED LIGHTING LEVELS
PROJECT NUMBER		N/A
DATE		03/22/22
DRAWN BY		T.BOUCHER
		L-2
SCALE		AS NOTED



Schedule Table				
Quantity	Name	Unit SF	Type	Total SF
36	5x10	50	External	1,800
117	10x20	200	Access	23,400
1	24x24	576		576
Total	153			25,776

NOTE: BUSINESS HOURS SHALL BE LIMITED TO 6AM TO 8PM.

NOTES:

- ALL CURBING SHALL BE SLOPED GRANITE.
- GARAGE SERVED BY OHE FROM EXISTING UTILITY POLE.
- STORAGE BUILDINGS SERVED BY UGE FROM GARAGE.
- CONSTRUCT TIMBER GUARD RAIL AT TOP OF SLOPE. RAIL SHALL INCLUDE CHAIN LINK FENCING.
- CONSTRUCT BOLLARDS AT BUILDING CORNERS TO PROTECT BUILDING.
- ENTRY CONTROL GATE SHALL BE TYMETAL, 24' OPENING OR APPROVED EQUAL SEE DETAIL SHEET C-4.
- SECURITY FENCING TO SURROUND SITE FOR SECURITY. TO TIE INTO BUILDING ENDS/CORNERS.
- STORMWATER SYSTEM. SEE SHEET C-3.
- FENCING SHALL BE 6' CHAIN LINK.
- STOP SIGN, MUTCH R1-1, 12" STOP BAR, AND 50' DOUBLE YELLOW LANE STRIPING.
- SIGN "NOT A THROUGH ROAD".

DATE	REVISIONS	#
12/24/2022	1. UPDATE	1
02/24/2022	2. UPDATE	2
3/13/2022	3. UPDATE	3
8/18/2023	4. HOURS, SIGNS, GATE	4
9/19/2023	5. FENCE	5
10/05/2023	6. SHIFT GARAGE	6
12/01/2023	7. LOWER SITE 4'	7
1/25/24	8. REMOVE EXISTING CONTOURS(UNUSE PROPOSED)	8

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE
DANIEL K. HARRIS
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2024

SURVEYED: PATON SURVEYS
DESIGNED: DAN
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021

OAKES STORAGE

SITE PLAN

C-1

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ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-PL7

SITE PLAN

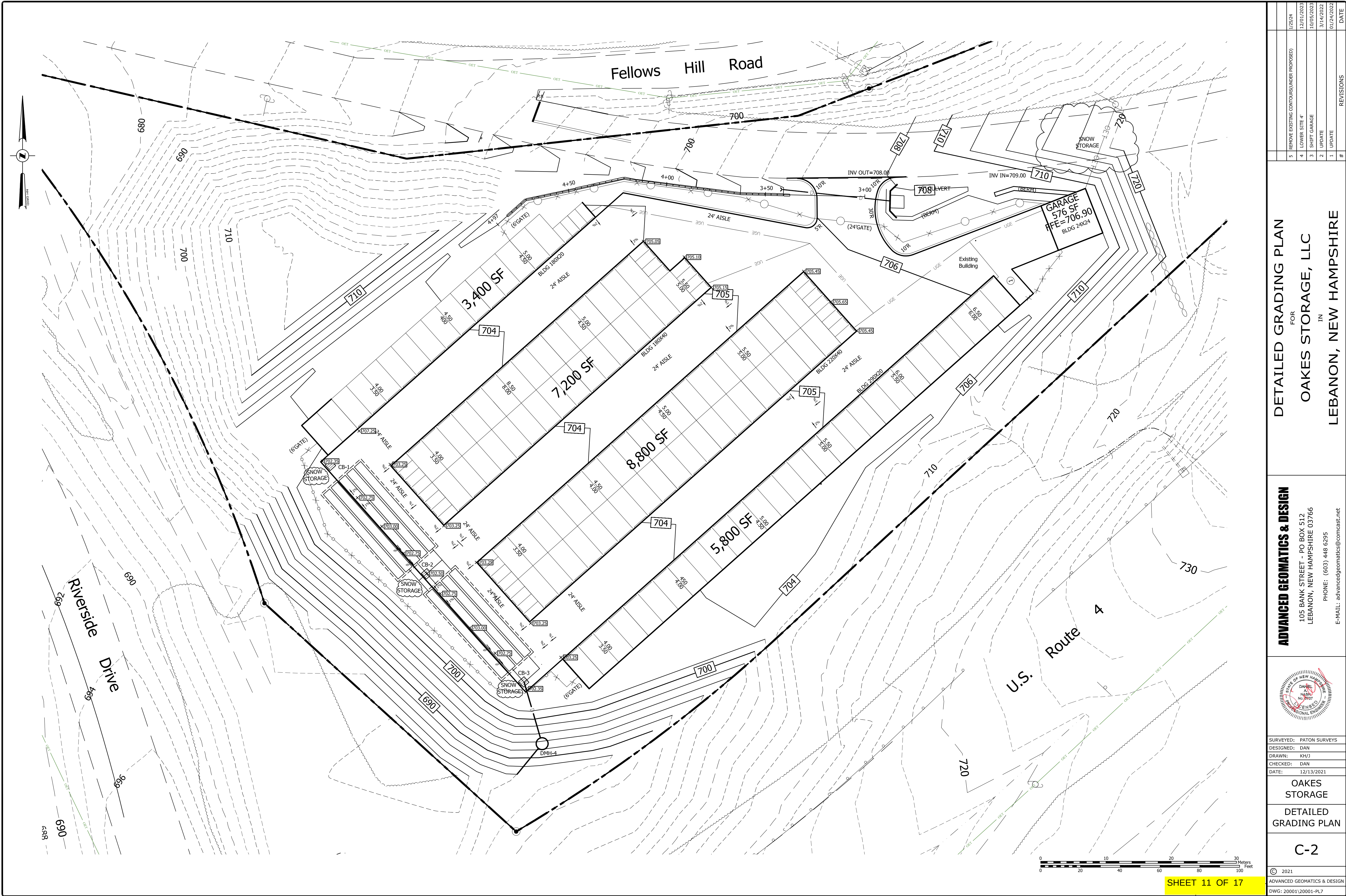
FOR

OAKES STORAGE, LLC

IN

LEBANON, NEW HAMPSHIRE

Page 26 of 97



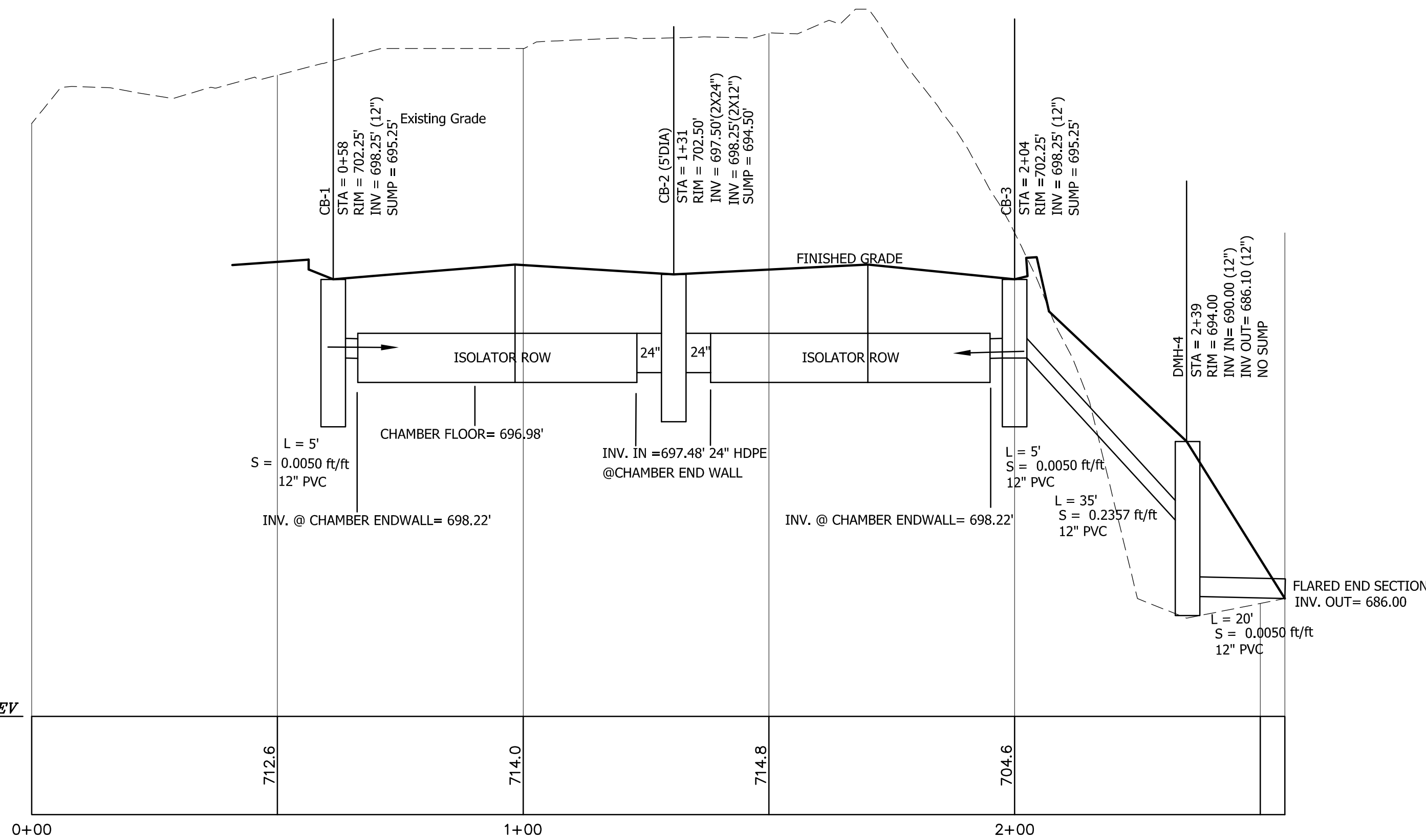
DETAILED GRADING PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

SURVEYED: PATON SURVEYS	
DESIGNED: DAN	
DRAWN: KH/J	
CHECKED: DAN	
DATE: 12/13/2021	
OAKES STORAGE	
DETAILED GRADING PLAN	
C-2	
© 2021	
ADVANCED GEOMATICS & DESIGN	
DWG: 20001\20001-PL7	

#	REVISIONS	DATE
5	REMOVE EXISTING CONTOURS (UNDER PROPOSED)	1/25/24
4	LOWER SITE 4	12/01/2023
3	SHIFT GARAGE	10/05/2023
2	UPDATE	3/14/2022
1	UPDATE	01/24/2022

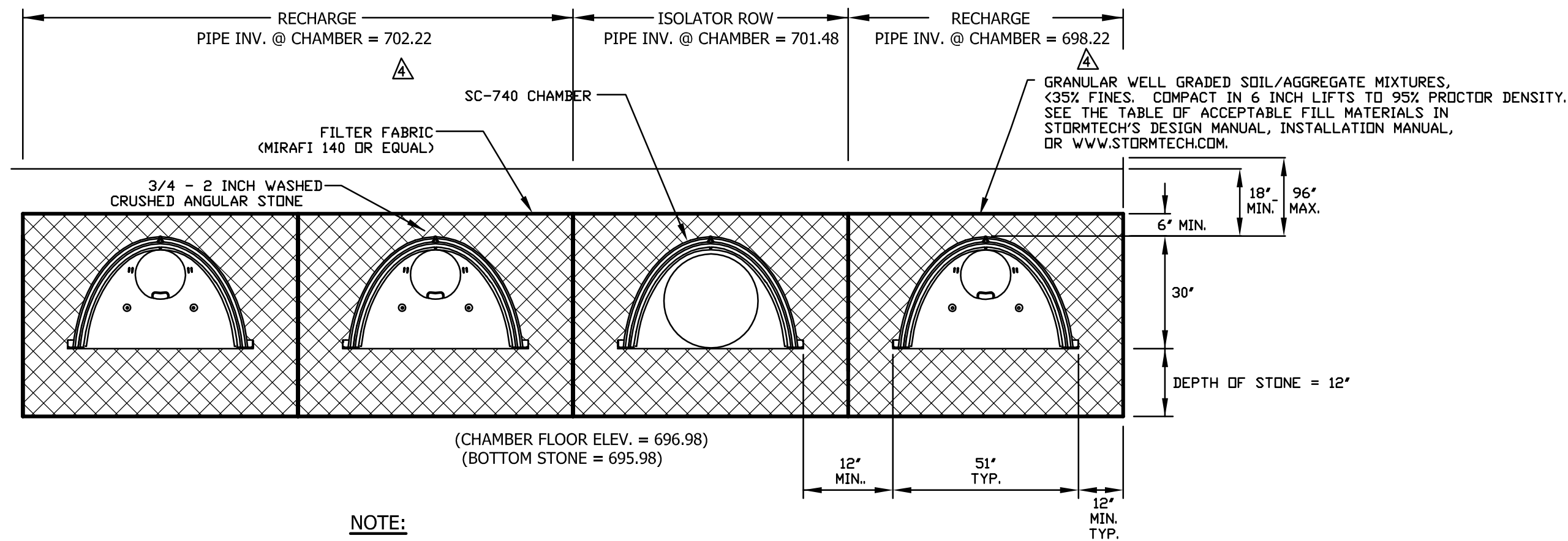
DATUM ELEV
680.00



DRAIN PROFILE (CL-D2)
SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'

NOTES:

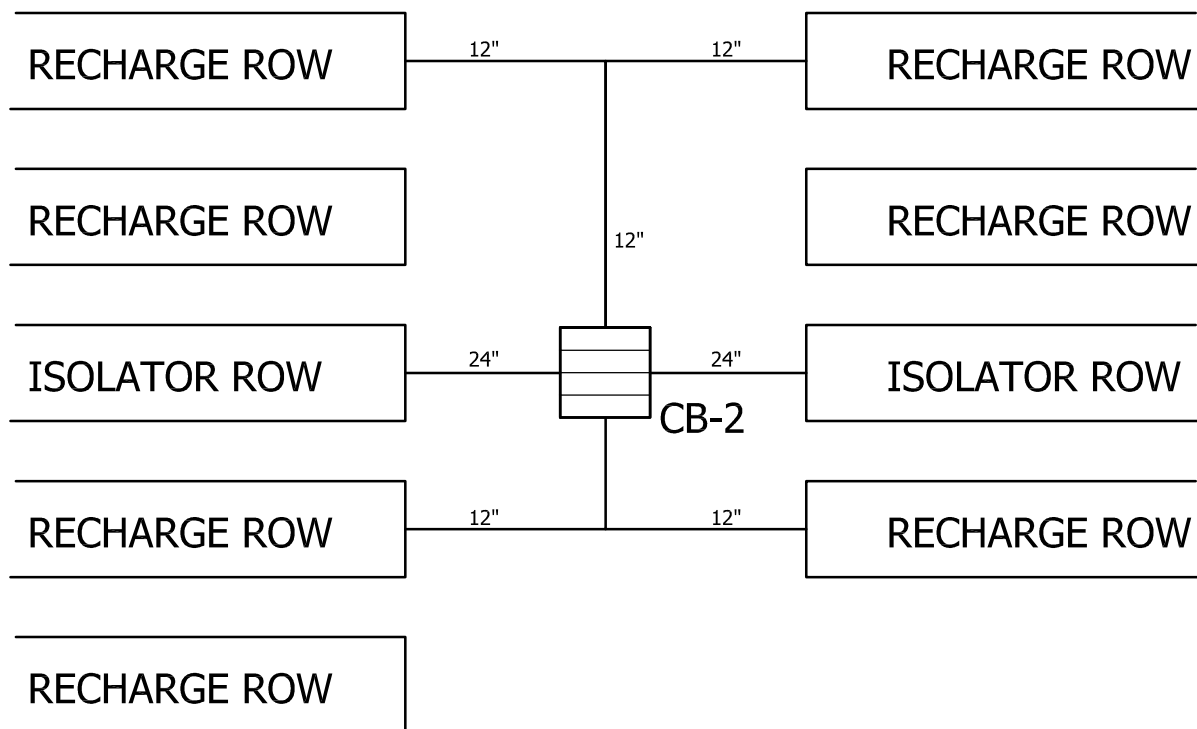
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- AFTER THE AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.



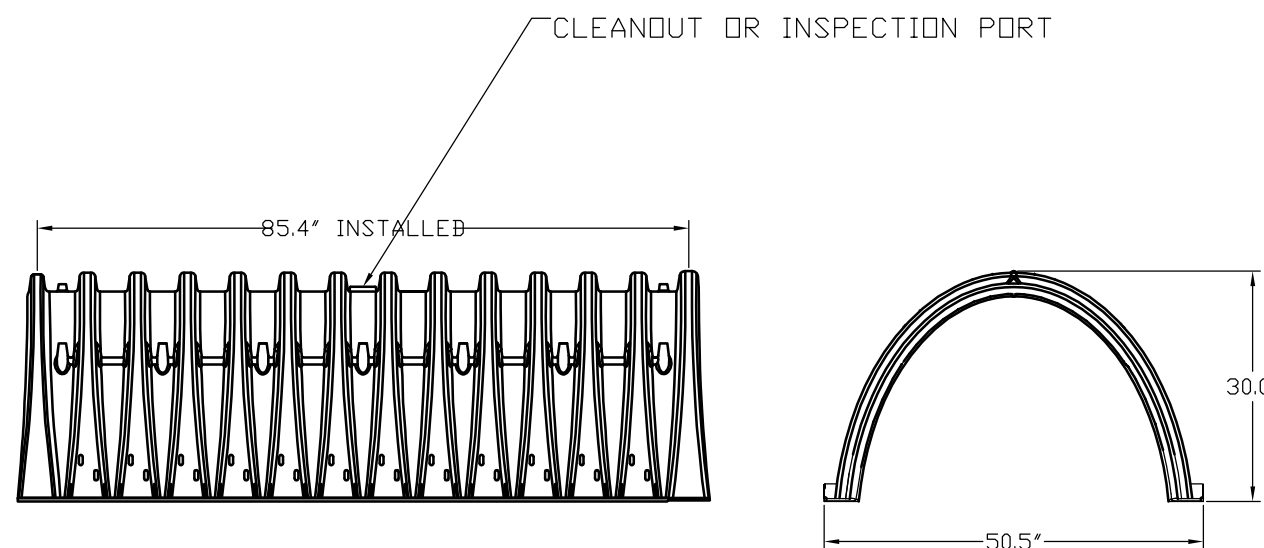
NOTE:

ISOLATOR INVERT/CORE IN END CAP AT INVERT NOTED.

STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION (4 ROWS) DETAIL
NOT TO SCALE



SYSTEM SCHEMATIC
NOT TO SCALE



STORMTECH SC-740 CHAMBER

NOMINAL CHAMBER SPECIFICATIONS
SIZE (W x H x INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE
WEIGHT

50.5' x 30.0' x 85.4'
45.9 CUBIC FEET
74.0 CUBIC FEET
75 LBS.

RECHARGE CHAMBER DETAIL
SCALE: 1" = 20'

SYSTEM ID	CHAMBER LAYOUT	CHAMBER FLOOR
NORTH SEGMENT	1W x 8L (56.9')	ISOLATOR ROW
	4W x 8L (56.9')	TREATMENT/RECHARGE ROWS
SOUTH SEGMENT	1W x 8L (56.9')	ISOLATOR ROW
	3W x 8L (56.9')	TREATMENT/RECHARGE ROWS

NOTES:

- SYSTEM COMPOSED OF STORMTECH SC-740 INFILTRATOR CHAMBERS. TYPICAL CHAMBER DIMENSIONS: 50.5"W x 85.4"L (INSTALLED) x 30" H. CHAMBER WEIGHT 75# EACH.
- ALL DRAIN PIPE SHALL BE PVC, SDR-35, EXCEPT 24" HDPE MAINFOLD AND PIPE TO CHAMBERS.
- REFER TO DRAIN PROFILE (CL-D2) ON THIS SHEET.

SINGLE LAYER SYSTEM DETAIL

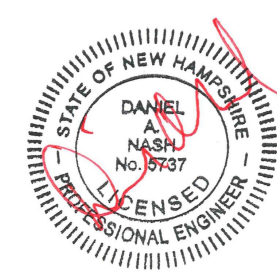
NOTES: (SEE STORMTECH INSTALLATION INSTRUCTION MANUAL)

- REMOVE TOPSOIL AND DELETERIOUS MATERIAL.
- EXCAVATE TO BOTTOM OF STONE LEVEL.
- PLACE STONE.
- STONE BED SHALL BE A MINIMUM OF 12" THICK. ADDITIONAL STONE SHALL BE PLACED TO ACHIEVE CHAMBER FLOOR LEVELS.
- STONE SIZE MUST BE AS FOLLOWS: 1-1/2" - 2" OVERALL DIA. CLEAN, WASHED, CRUSHED STONE. (WASHED ROUNDED STONE NOT ACCEPTABLE).
- USE CATERPILLAR D3 OR EQUIVALENT MACHINE.
- VIBRATORY ROLLER OR PLATE COMPACTOR MUST BE USED AT EACH LEVEL BASED UPON MANUFACTURERS REQUIREMENTS, AS OUTLINED IN THE STORMWATER INSTALLATION INSTRUCTION MANUAL.
- IN SANDY SOILS, GEOGRID MUST BE USED BETWEEN THE TOP OF THE STONE AND THE PAVEMENT.
- A MINIMUM OF 6" OF STONE MUST BE PLACED ON TOP ROW OF INFILTRATOR @ CHAMBERS.
- A MINIMUM OF 18" OF BACKFILL, (INCLUSIVE OF SPECIFIED STONE), MUST BE PLACED ON THE TOP ROW OF INFILTRATOR @ CHAMBERS.
- DO NOT USE WHEELED VEHICLES ON THE BED DURING CONSTRUCTION.
- MATERIAL LIFTS SHALL BE COMPACTED TO 95-98% DENSITY (STANDARD PROCTOR METHOD).
- PROPER SEDIMENTATION CONTROL STRUCTURES MUST BE USED TO LIMIT SILT INTRUSION.

RECHARGE SYSTEM FOR OAKES STORAGE, LLC IN LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomat@comcast.net



SURVEYED: PAYTON SURVEYS
DESIGNED: DAN
DRAWN: J
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE

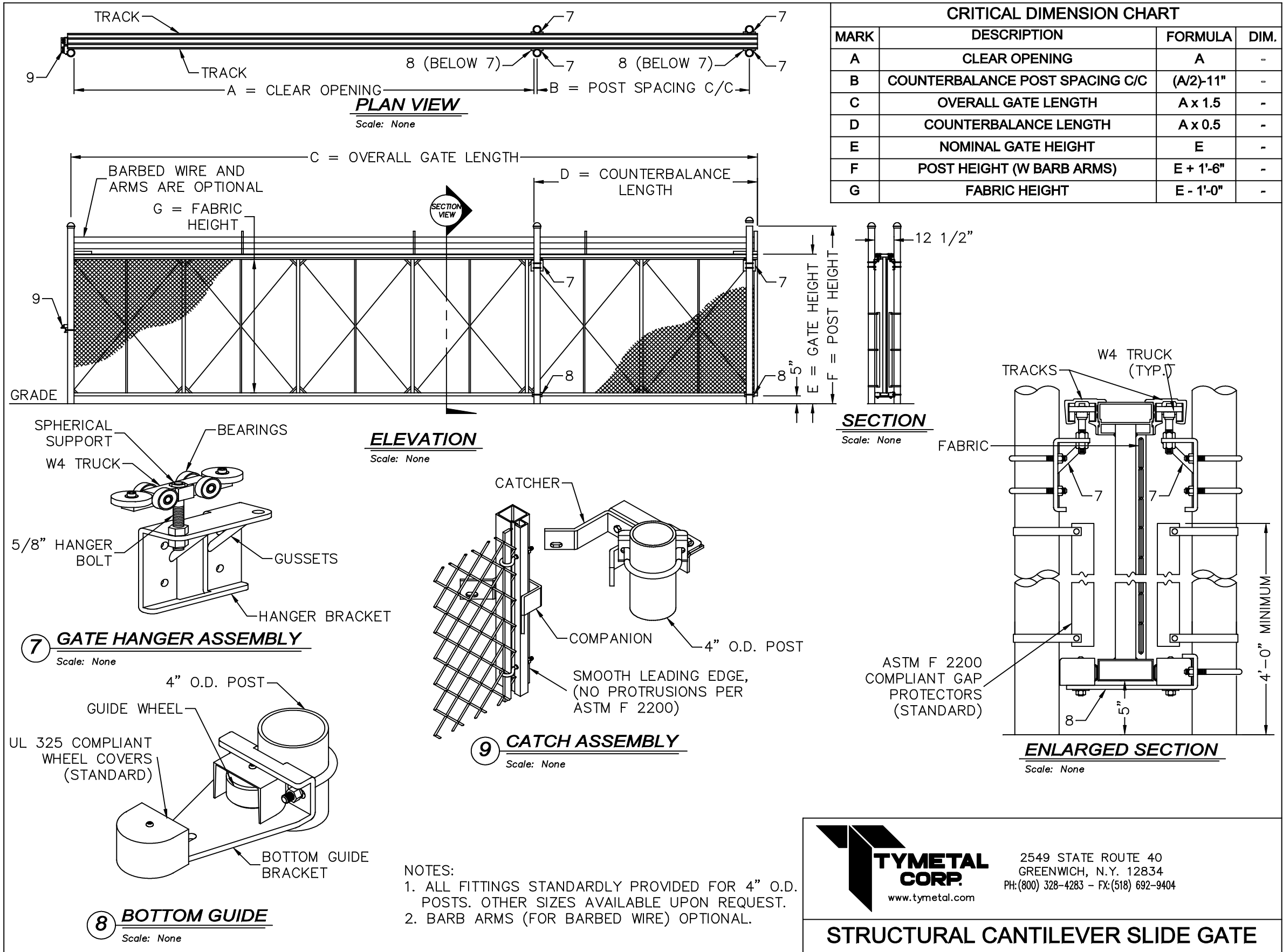
RECHARGE
SYSTEM

C-3

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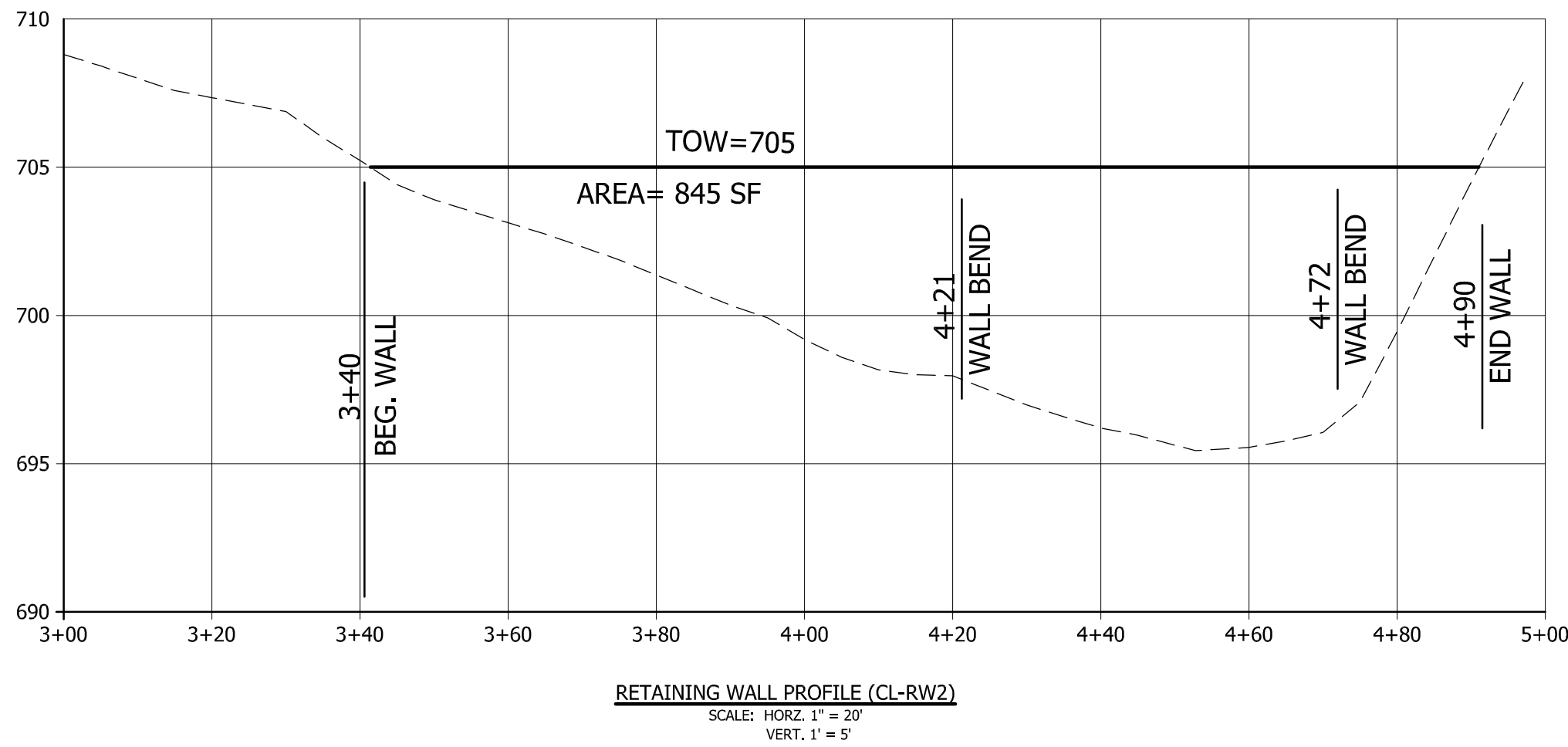
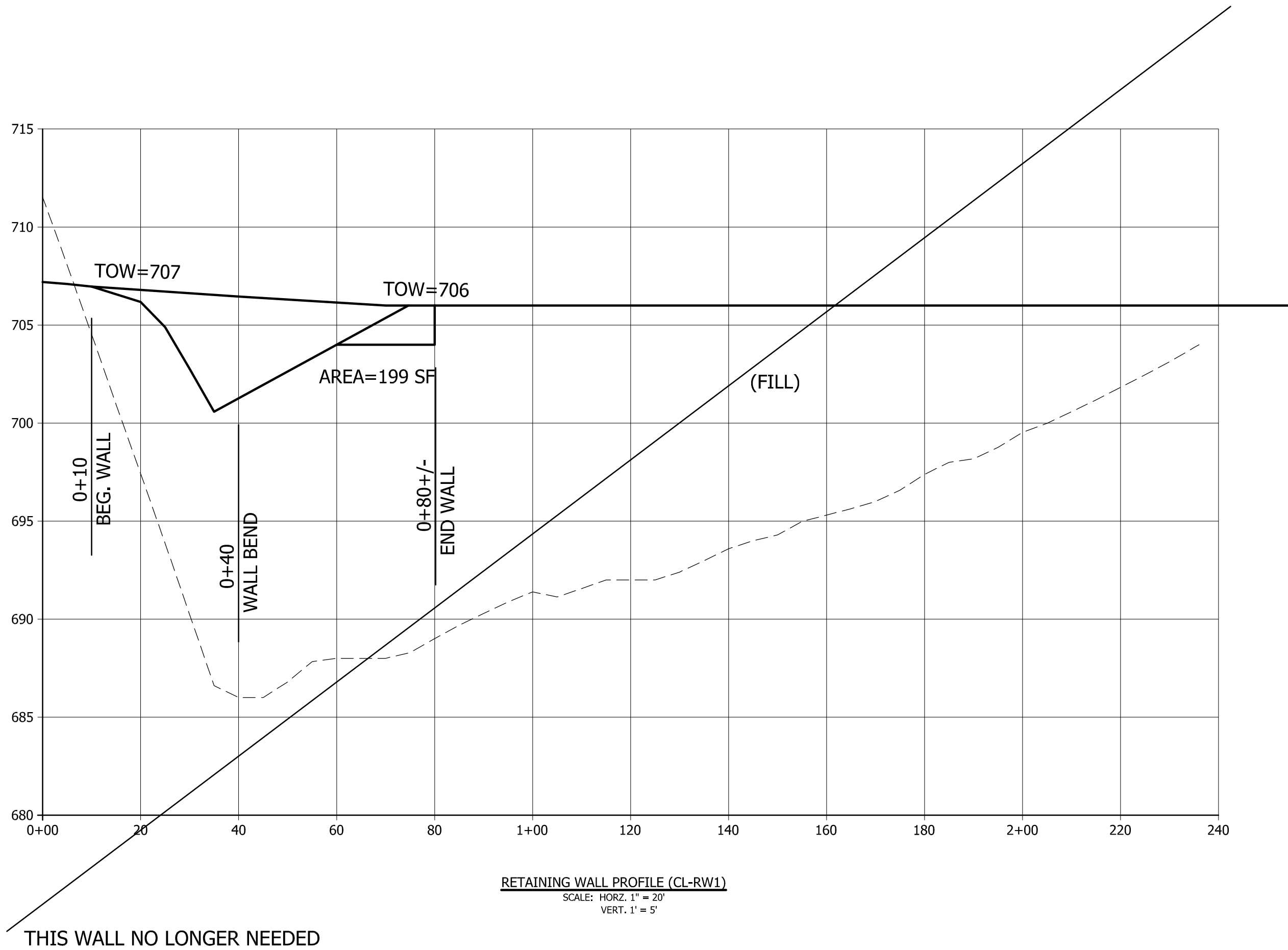
ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-PL7

SHEET 12 OF 17



GATE NOTES:

1. GATE SHALL BE BY TYMETAL CORP. OR APPROVED EQUAL.
2. CLEAR OPENING SHALL BE 24'.
3. OPENING DEVICE SHALL BE OPERABLE BY THE FIRE DEPARTMENT AT ALL TIMES. SPECIFICS TO BE COORDINATED WITH FIRE DEPARTMENT PRIOR TO CITY ISSUING A CERTIFICATE OF OCCUPANCY FOR THE FACILITY.

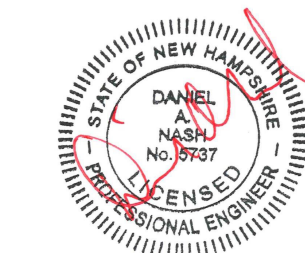


WALL NOTES:

1. WALL SHALL BE BUILT WITH REDI-ROCK OR APPROVED EQUAL.
2. STRUCTURAL DESIGN BY OTHERS.
3. WALL SHALL HAVE SAFETY BARRIER AT TOP.

RETAINING WALL/GATE PROFILES
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
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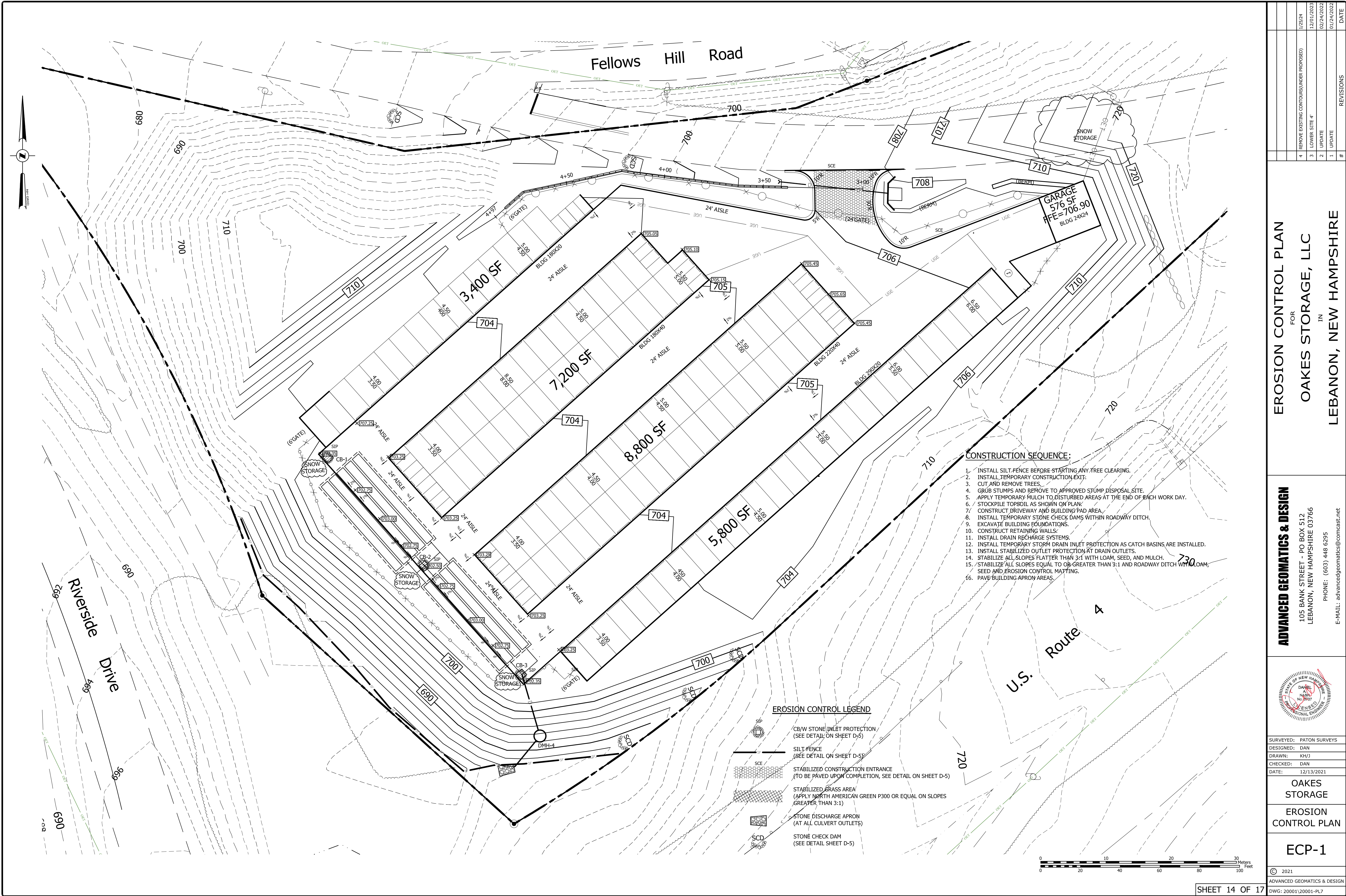


SURVEYED: PATON SURVEYS
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE
RET.WALL/GATE
PROFILES

C-4

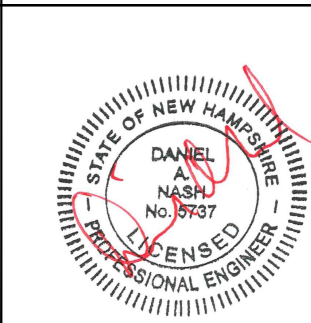
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SURVEYED: PATON SURVEYS
DESIGNED: DAN
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021

OAKES STORAGE

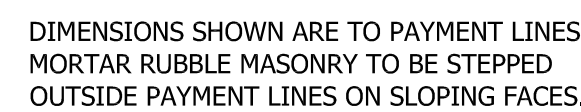
EROSION CONTROL PLAN

ECP-1

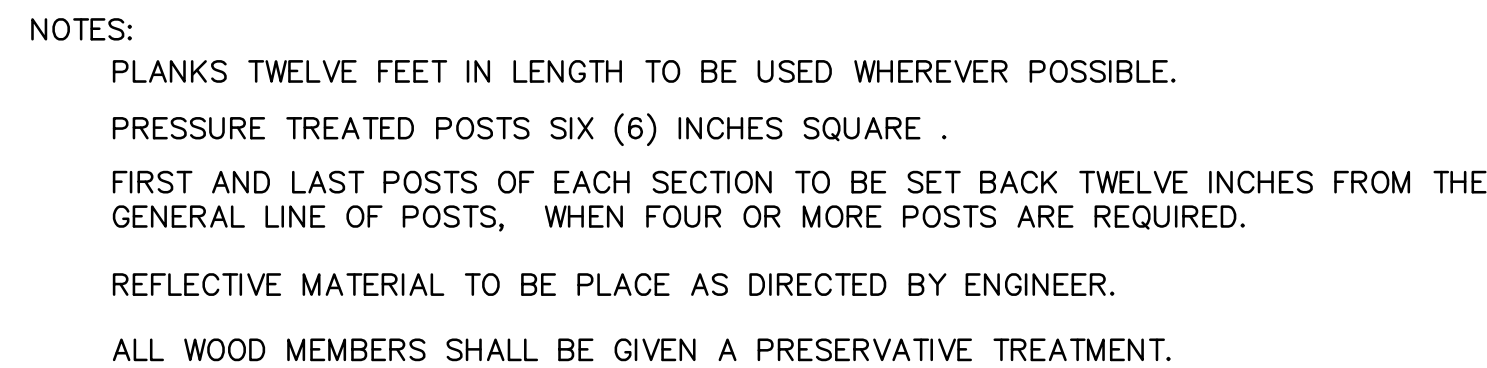
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EROSION CONTROL PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE
1	UPDATE	01/24/2022
2	UPDATE	02/24/2022
3	LOWER SITE 4"	12/01/2023
4	REMOVE EXISTING CONTOURS (UNDER PROPOSED)	1/25/24



NOTE:
FOR PLAN OF "L" OR "U"
HEADWALL, SEE DETAIL

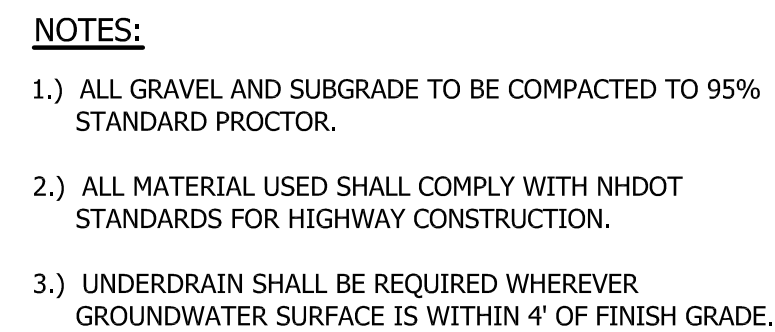


GENERAL NOTES:

- 1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.
- 2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.
- 3) DESIGN SPEED = 15 M.P.H.
- 4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.
- 5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.

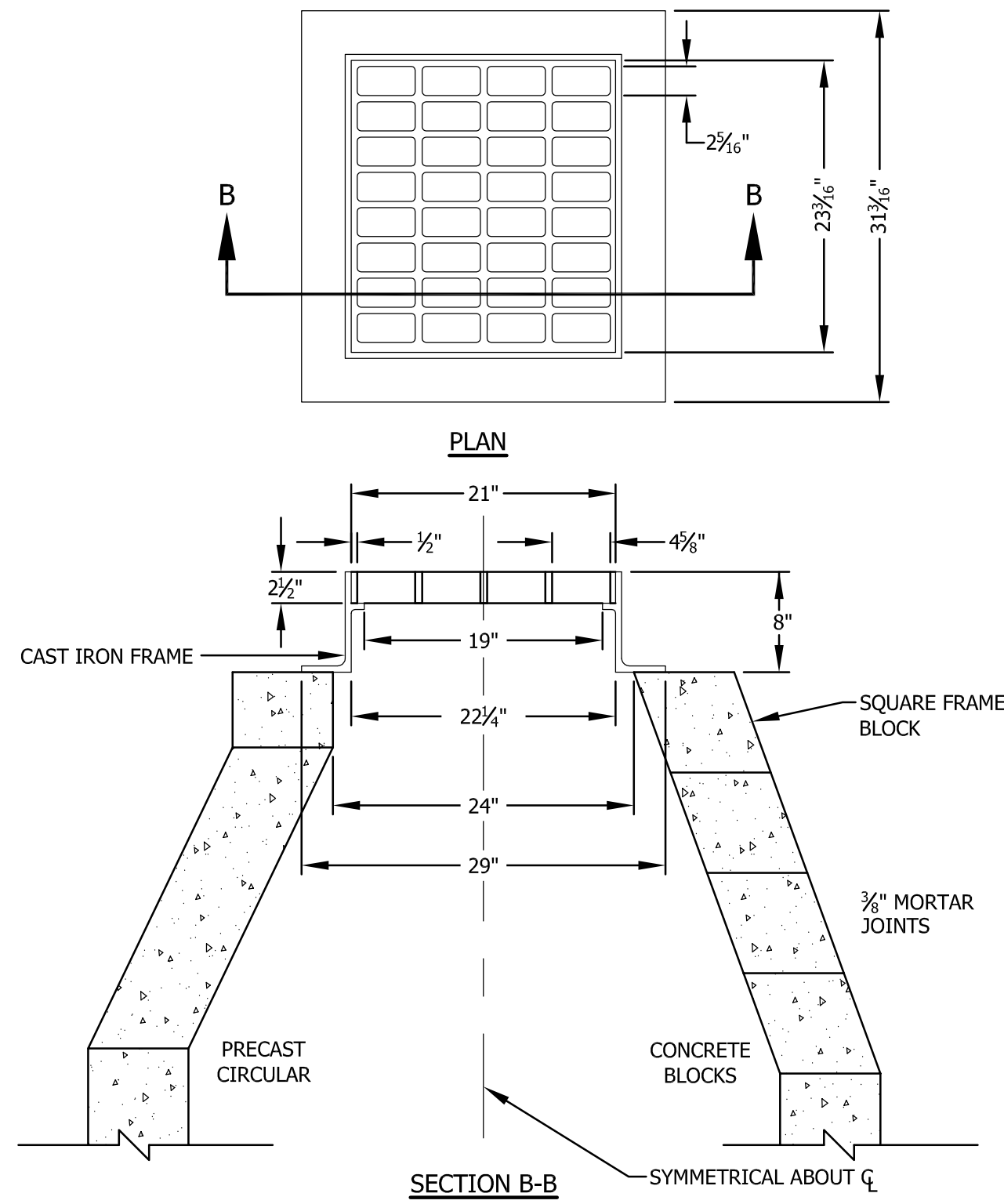


- NOTES:**
1. BOLLARDS SHALL BE MINIMUM 4" DIAMETER, CONCRETE FILLED.
 2. SPACING SHALL NOT EXCEED 4' ON CENTER.
 3. BOLLARDS SHALL BE SET IN BASES OF AT LEAST 15" DIAMETER, AND AT LEAST 4' DEEP.
 4. BOLLARDS SHALL EXTEND A MINIMUM 4' ABOVE FINISHED GRADE.
 5. BOLLARDS SHALL BE PLACED A MINIMUM OF 3' FROM THE PROTECTED ITEM (DOMES).



TYPICAL PAVEMENT/SIDEWALK/CURB SECTION
N.T.S.

[illegible]



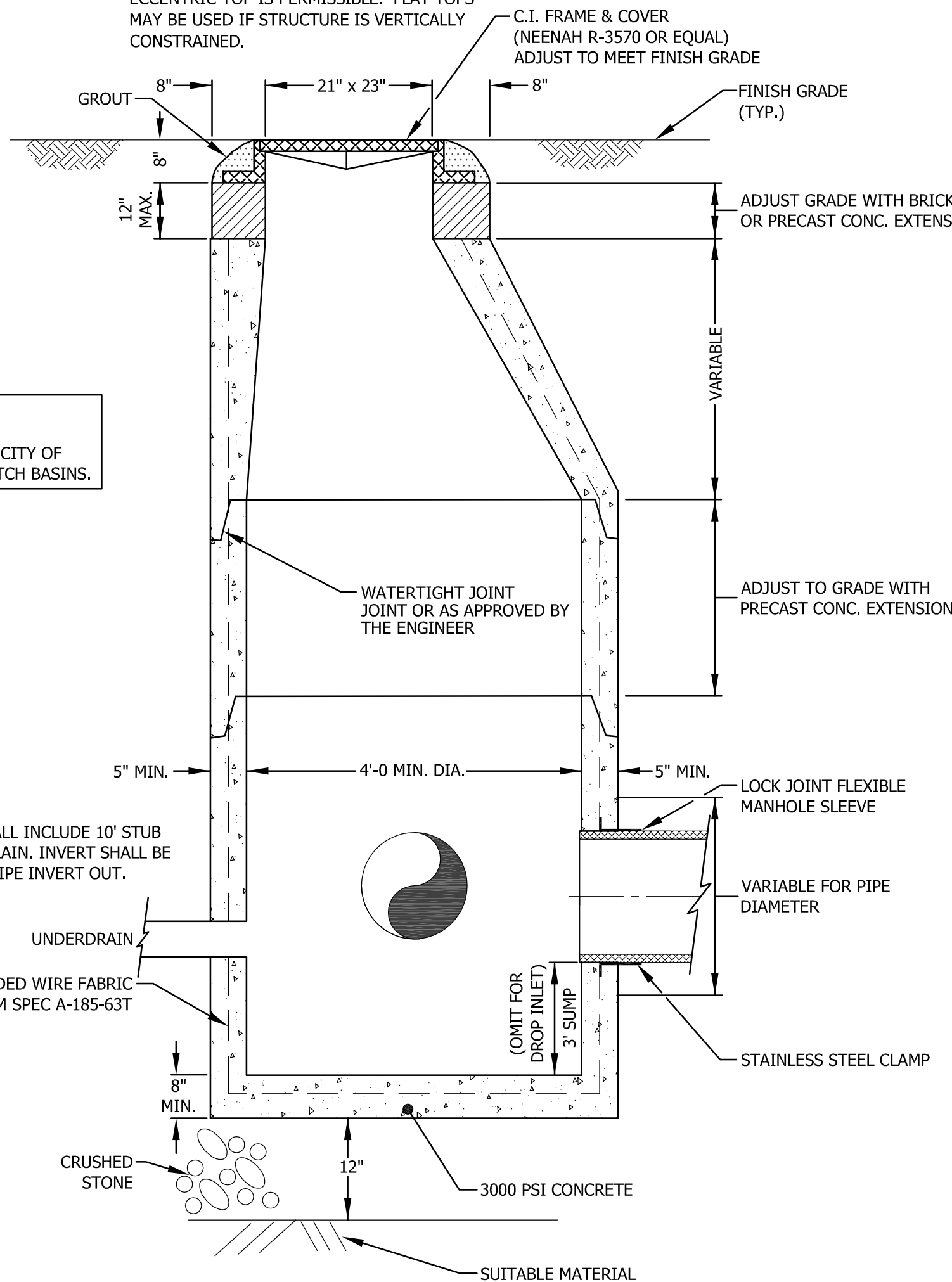
INLET GRATE
N.T.S.

NOTE:

FRAME AND GRATE SHALL BE NEENAH R3570 OR EQUAL APPROVED BY ENGINEER.

NOTE:

USE OF CONCENTRIC OR ECCENTRIC TOP IS PERMISSIBLE. FLAT TOPS MAY BE USED IF STRUCTURE IS VERTICALLY CONSTRAINED.



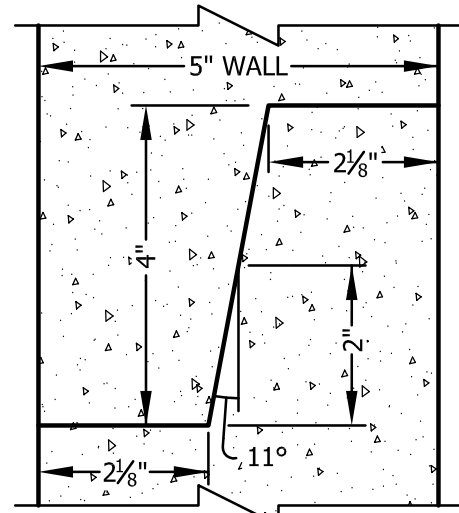
PRECAST REINFORCED CATCH BASIN AND DROP INLET
N.T.S.

NOTE:

NO STEPS IN CITY OF LEBANON CATCH BASINS.

NOTE:

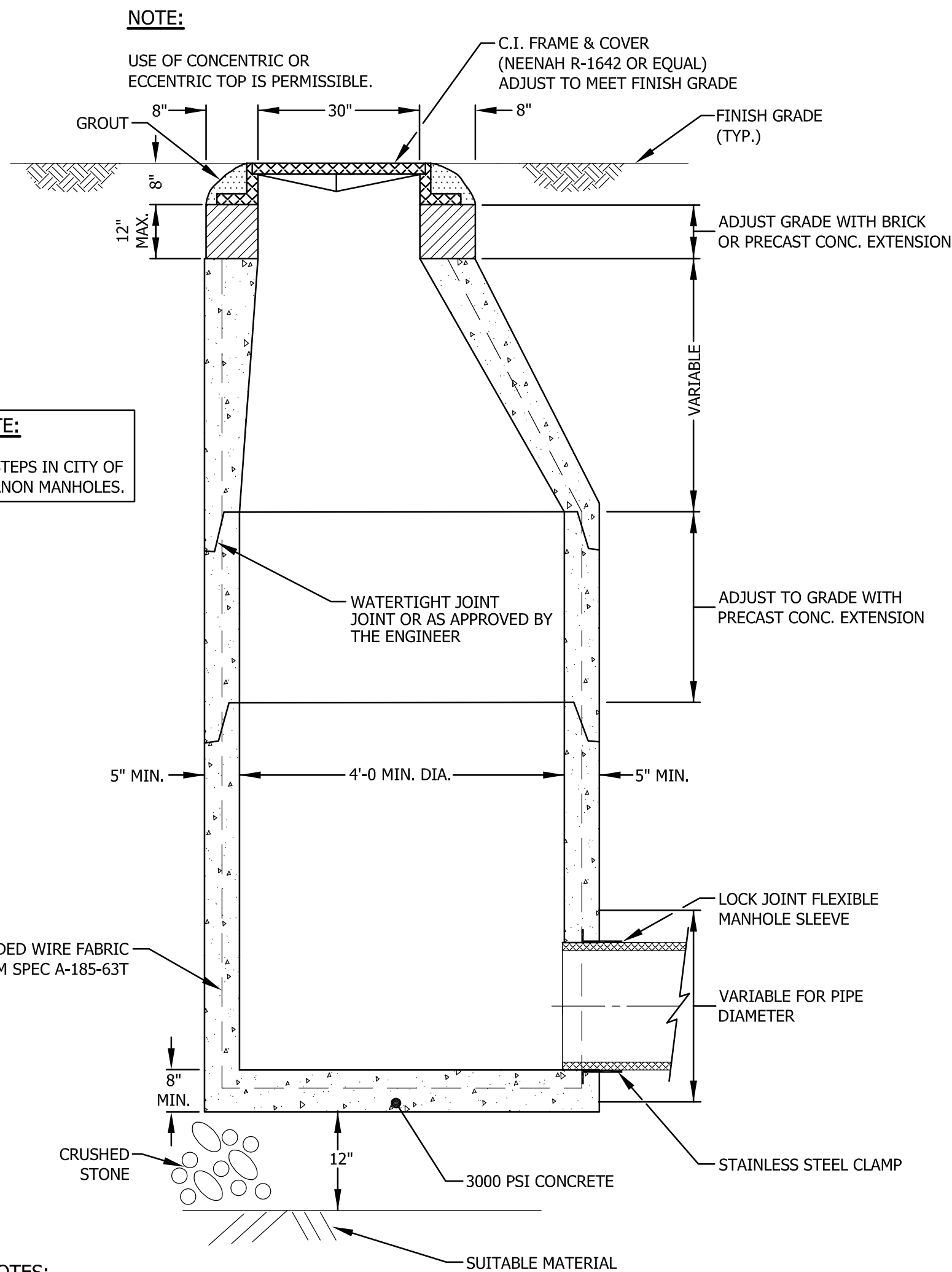
ALL CB'S SHALL INCLUDE 10" STUB OF UNDERDRAIN. INVERT SHALL BE 0.2' ABOVE PIPE INVERT OUT.



DETAIL OF TONGUE & GROOVE JOINT

NOTE:

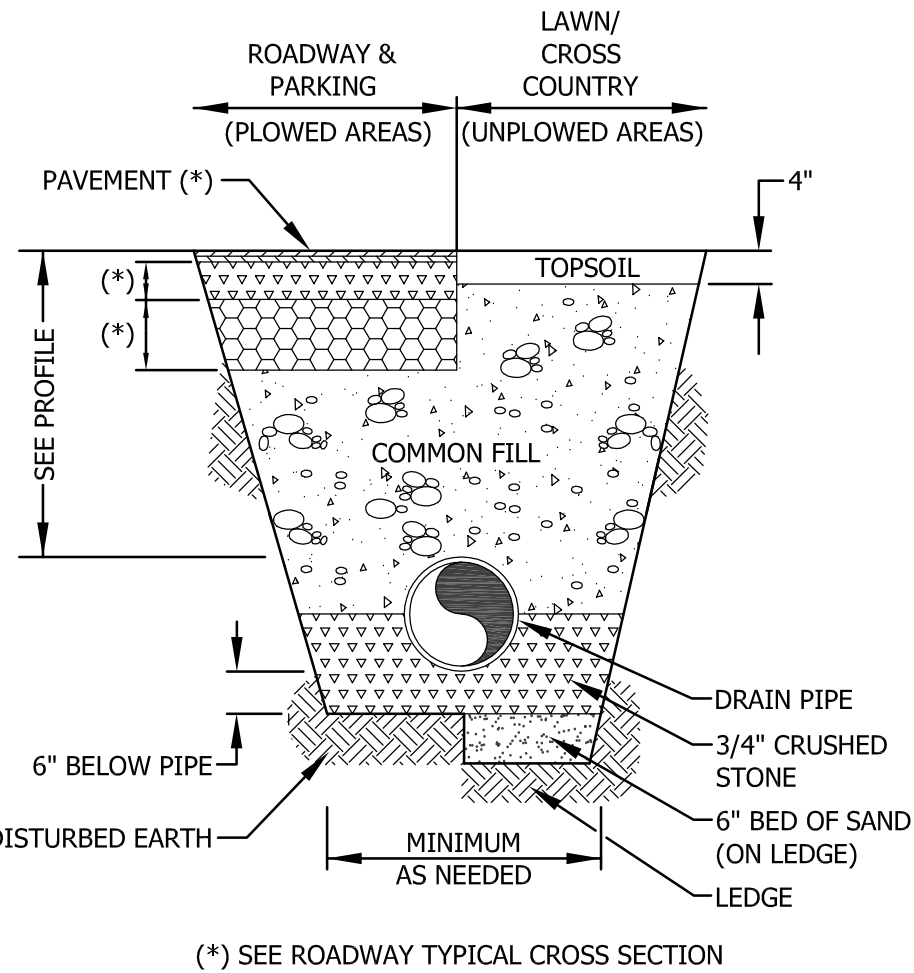
NO STEPS IN CITY OF LEBANON MANHOLES.



NOTES:

- 1) A 3 INCH (MINIMUM) LETTER "S" FOR SEWER OR "D" FOR STORM DRAINAGE SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
- 2) FRAME AND COVER SEATS TO BE MACHINED.

TYPICAL DRAIN MANHOLE SECTION
N.T.S.



COMMON FILL - SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.

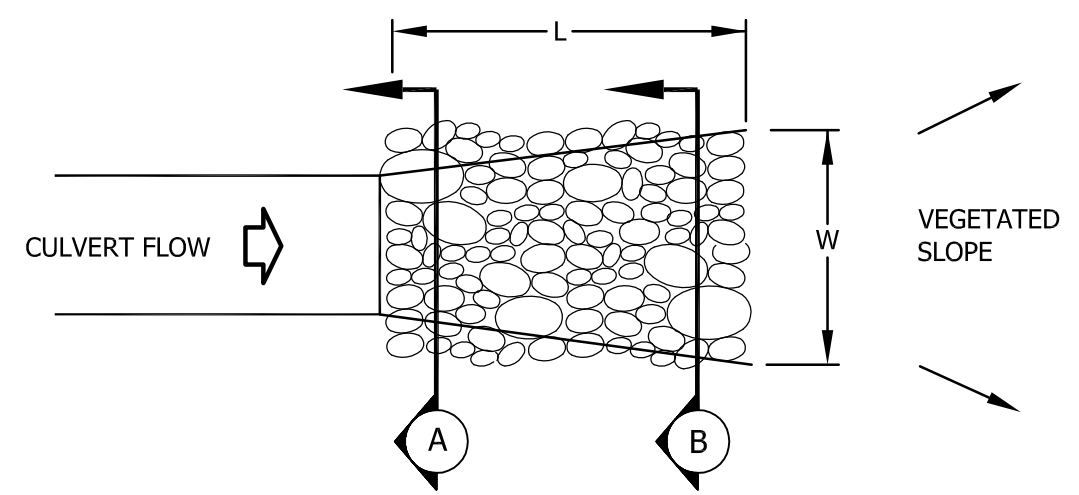
CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.

CRUSHED STONE - SHALL BE DURABLE, WASHED CRUSHED STONE AND SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO USE. (SMOOTH WASHED STONE IS NOT ACCEPTABLE)

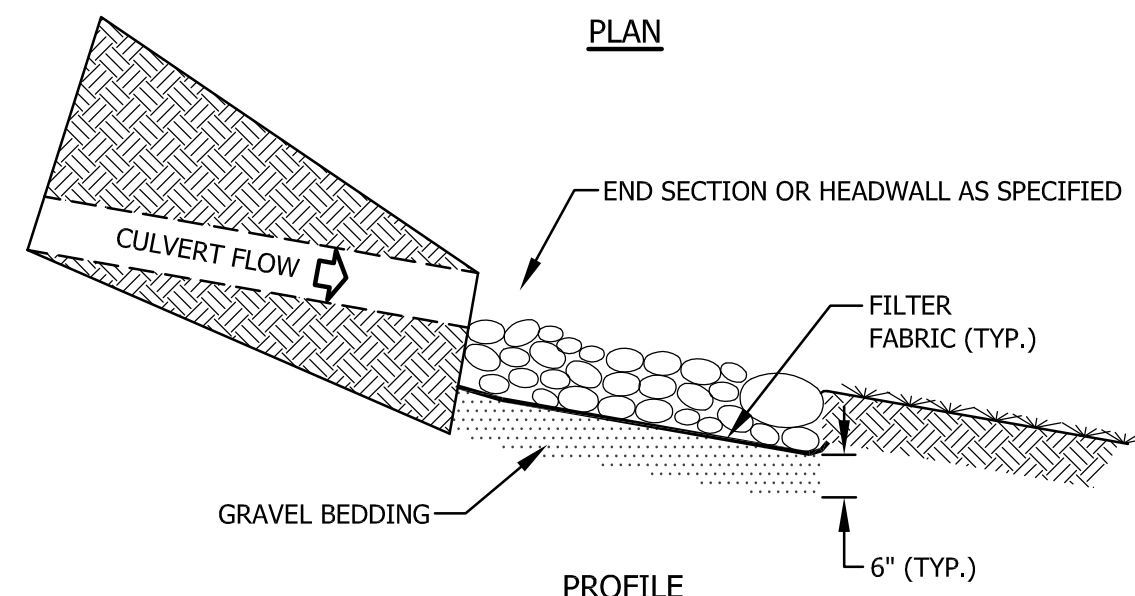
SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

NOTE: CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

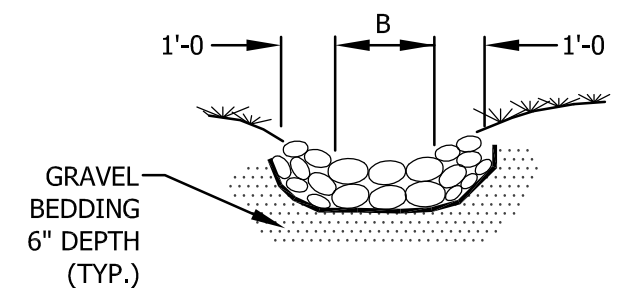
DRAIN PIPE TRENCH DETAIL
N.T.S.



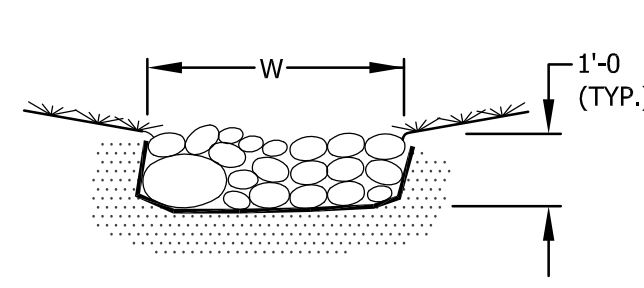
PLAN



PROFILE



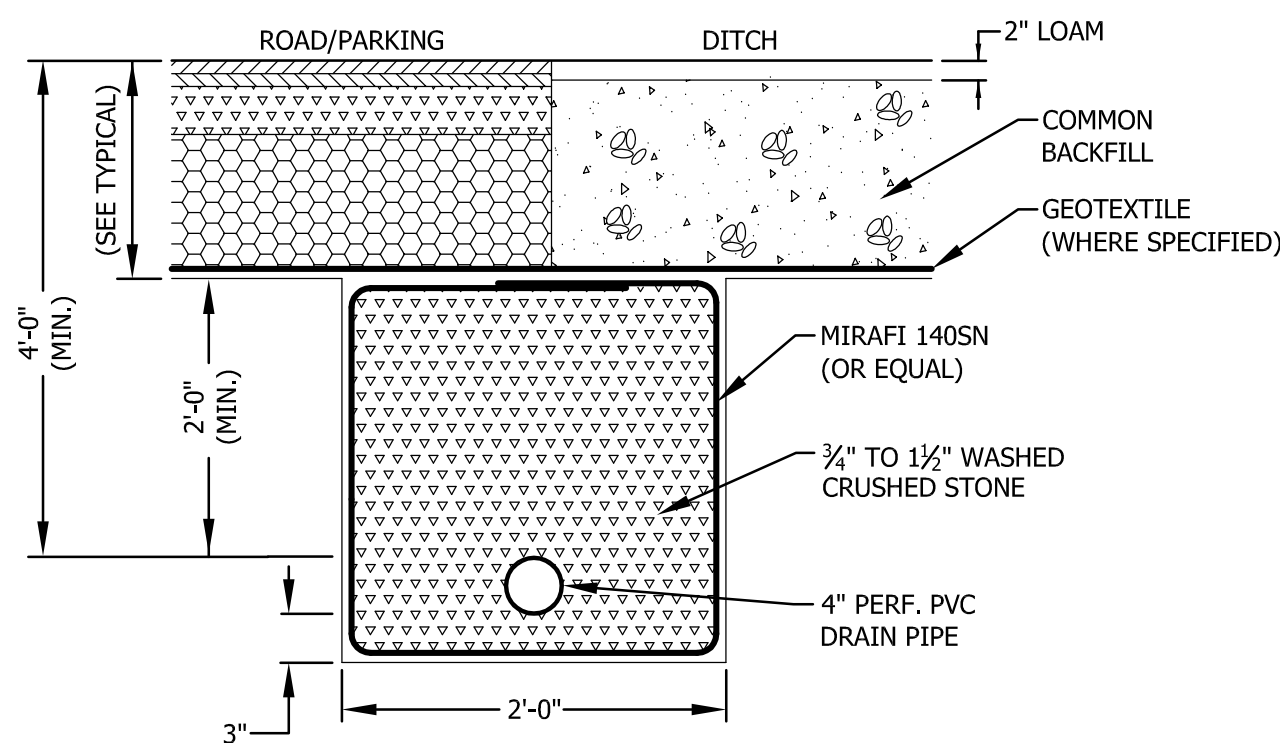
CROSS SECTION A



CROSS SECTION B

PIPE (W)	B (Ft.)	W (Ft.)	L (Ft.)	STONE TYPE
15"	2'	4'	8'	I
18"	2'	4'	8'	I
24"	4'	6'	12'	II
30"	4'	6'	14'	II
36"	4'	6'	16'	II
42"	6'	8'	18'	II
48"	6'	8'	20'	II

STONE DISCHARGE APRON
N.T.S.



UNDERDRAIN DETAIL
N.T.S.

NOTES:

- 1) MINIMUM 10" STUB REQUIRED AT ALL DRAIN CB/MH.
- 2) REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE.

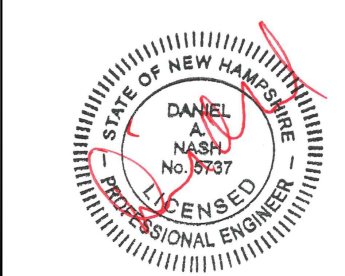
DRAINAGE DETAILS
FOR
OAKES STORAGE, LLC
IN
TOWN, STATE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: advancedgeomatics@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 12/13/2021

OAKES STORAGE

DRAINAGE DETAILS

D-4

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DWG: 20001\20001-DET

EROSION CONTROL PLAN
ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

THE MAJORITY OF THE SOIL TO BE DISTURBED DURING THE PROGRESS OF CONSTRUCTION ON THIS SITE WILL RESULT DURING THE ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION. CERTAIN CONSIDERATIONS HAVE BEEN MADE AND INCORPORATED IN THE CONSTRUCTION PLAN TO INSURE THAT A RETURN TO THE NATURAL STATE WILL BE EXPEDITIOUS AND RESULT IN PERMANENT CONTROL AGAINST SOIL EROSION AFTER THE PROJECT IS COMPLETE.

SITE PREPARATION

THE ENTIRE CONSTRUCTION SITE MAY BE CLEARED (TREES CUT) ALL AT ONCE BUT STOPPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

- 1) ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.
- 2) ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE, GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME, USUALLY TWO WEEKS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.
- 3) ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.
- 4) SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.
- 5) AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.
- 6) THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

THE BASIS OF DESIGN TO INSURE A MINIMUM OF SOIL EROSION DURING CONSTRUCTION IS AS FOLLOWS:

1) TEMPORARY EROSION CONTROL

ALL FINISH GRADED AREAS SHALL BE MULCHED AND SEEDED EXPEDITIOUSLY AS SOON AS THEY ARE SO GRADED. IT SHOULD BE POSSIBLE TO PLACE SEED AND MULCH WITHIN ONE WEEK OF FINISH GRADING. ALL DITCHES, SWALES, AND THE TREATMENT SWALE SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.

PROBLEM AREAS SUCH AS WET SITE AND INTERMITTENT WATER COURSES WILL BE GIVEN PRELIMINARY SEED AND MULCH COATS PRIOR TO FINAL PLANTING AS AN EXTRA PRECAUTION.

TOP SOIL STOCKPILED FOR FUTURE USE IS TO BE PROTECTED FROM EROSION. IF TOPSOIL IS TO BE STOCKPILED, IT SHALL ONLY BE DONE OUTSIDE ANY DRAINAGE WAYS OR WATER COURSES. A SWALE NOT LESS THAN TWELVE INCHES DEEP SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE STOCKPILE AND A SILT FENCE SHALL BE CONSTRUCTED AROUND THE SWALE, ON THE DOWNSTREAM HALF OF THE PILE. IF THE STOCKPILE IS TO REMAIN IN POSITION FOR MORE THAN ONE MONTH IT WILL BE SEEDED AND MULCHED. (SEE STOCKPILE TREATMENT DETAIL)

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

2) TEMPORARY SEEDING AND MULCHING

ALL ESSENTIAL GRADING AND ALL TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION SHOULD BE COMPLETED PRIOR TO SEEDING. REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE A SEEDED AND MIX FERTILIZER 15%. THE SEEDED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER POSSIBLE. FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED. SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING. WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION.

SPECIES	PER ACRE	PER 1000 SQ.FT.	REMARKS
WINTER RYE	2 BU. OR 112 LBS.	2.5 LBS.	BEST FOR ALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU. OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCHES OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

3) ROADWAY

THE ROADWAY IS A TYPICAL CUT/FILL OPERATION. IN AREAS WHERE SOILS MAY BE SATURATED BY SEASONAL OR PERMANENT WATER TABLES, IT MAY BE NECESSARY TO PROVIDE ARTIFICIAL SLOPE STABILIZATION BY UNDERDRAIN MEASURES TAKEN AS THEY ARE UNCOVERED DURING CONSTRUCTION. WHERE SATURATED SOILS ARE OBVIOUS WITHOUT EXPLORATION, CUT SECTIONS HAVE BEEN AVOIDED IN AS MUCH AS IS PRACTICAL.

- 4) CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.
- 5) SEEDING AND MULCHING

ALL AREAS WHERE THE NATURAL GROUND SURFACE HAS BEEN DISTURBED AND NATURAL VEGETATION REMOVED OR DESTROYED ARE TO BE SEEDED, FERTILIZED AND MULCHED WITHIN THE WORK PERIOD SPECIFIED TO AVOID SOIL DISPLACEMENT BY EROSION BOTH DURING AND AFTER CONSTRUCTION. STANDARD SOIL CONSERVATION SEED MIX IS TO BE APPLIED AT A RATE OF 60 LBS. PER ACRE (TALL FESCUE - 24 LBS., RED FESCUE - 20 LBS., RED TOP - 2 LBS., AND BIRDSFOOT TREFOIL- 4 LBS.). 10-10-10 FERTILIZER IS TO BE WORKED INTO THE TOP 3 OR 4 INCHES OF SOIL (HYDRAULIC APPLICATION PREFERRED) AT A RATE OF 1,000 LBS. PER ACRE. MULCH CONSISTING OF RIPE SEED CARRYING HAY SHALL BE APPLIED OVER SEEDED AND FERTILIZED AREAS AT A RATE OF 2 TONS PER ACRE.

6) EROSION CONTROL DURING BUILDING CONSTRUCTION

ALL PLACES WHERE NATURAL VEGETATION IS REMOVED OR DESTROYED DURING CONSTRUCTION WILL BE SEEDED AND MULCHED SO AS TO PREVENT DISPLACEMENT OF SOIL BY EROSION. WORK TO BE PERFORMED IN THESE PHASES OF CONSTRUCTION WILL BE SCHEDULED IN SUCH A WAY TO INSURE EROSION WILL BE EFFECTIVELY CONTROLLED.

IN CASES OF PROLONGED INCLEMENT WEATHER LEADING TO RUNOFF, EXPOSURE OF NEW SOIL WILL BE TEMPORARILY HALTED; AND ANY AREAS WHERE SOIL DISPLACEMENT BY EROSION IS OCCURRING WILL BE PROTECTED BY METHODS SUCH AS MULCHING, HAY BALES, DIVERSION DITCHES, ETC.

7) COMMENCEMENT AND COMPLETION

ALL WORK INVOLVING EARTHWORK, LANDSCAPING OR ANY OTHER DISTURBANCES OF THE GROUND SURFACE RESULTING IN THE REMOVAL OR DESTRUCTION OF NATURAL GROUND COVER SHALL NOT BE COMMENCED UNTIL APRIL 1 AND ALL AREAS SO DISTURBED SHALL BE FINISH GRADED, SEEDED AND MULCHED OR TEMPORARILY SEEDED AND MULCHED PRIOR TO NOVEMBER 15. SHOULD THERE BE A NEED TO EXTEND BEYOND THIS DATE, EXTRAORDINARY EROSION CONTROL MEASURES WILL BE INSTITUTED, SUBJECT TO THE REVIEW AND APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND OTHER APPLICABLE PERMITTING AGENCIES. PROCESSES SUCH AS THE PLACEMENT OF GRAVEL, PAVING, PLACEMENT OF STONE FILL, CONSTRUCTION OF HEADWALLS, ETC., MAY BE ACCOMPLISHED OUTSIDE OF THESE INCLUSIVE DATES.

8) DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS.

CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

AT THE END OF EACH DAY OR PRIOR TO CONSTRUCTION SHUTDOWNS FOR WEEKENDS OR FOR LONG PERIODS, ALL EROSION CONTROL MEASURES WILL BE INSPECTED AND WHATEVER MAINTENANCE THAT WOULD BE REQUIRED, BE PERFORMED IN ORDER TO INSURE THAT THE ENTIRE EROSION CONTROL SYSTEM WOULD FUNCTION PROPERLY DURING A RAINFALL EVENT.

WINTER CONSTRUCTION NOTES:

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th, OR WHICH ARE DISTURBED AFTER OCTOBER 15th, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th, OR WHICH ARE DISTURBED AFTER OCTOBER 15th, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

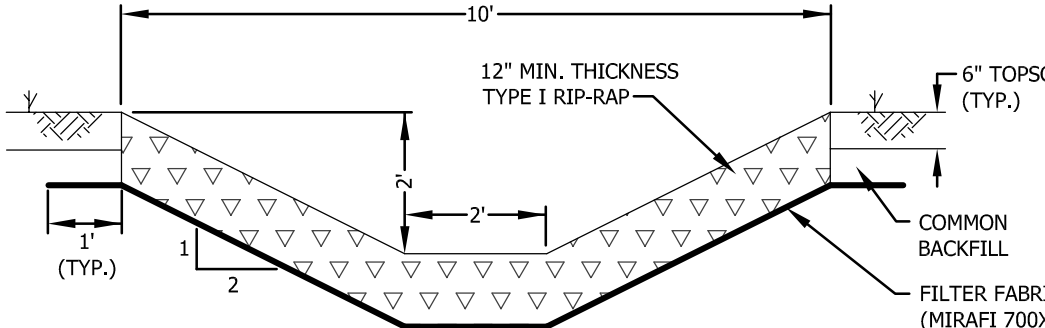
EROSION CONTROL CHART

ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
5) UTILITIES	GRASS SEED AND MULCH	A

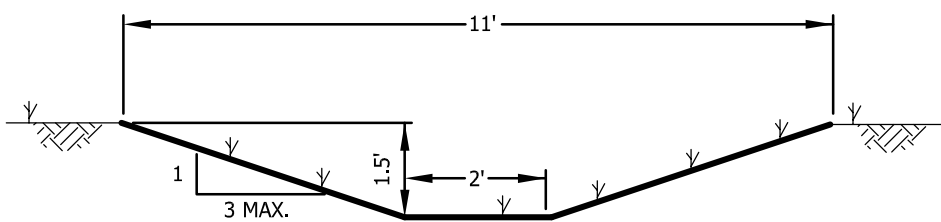
MAINTENANCE INDEX

*) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.

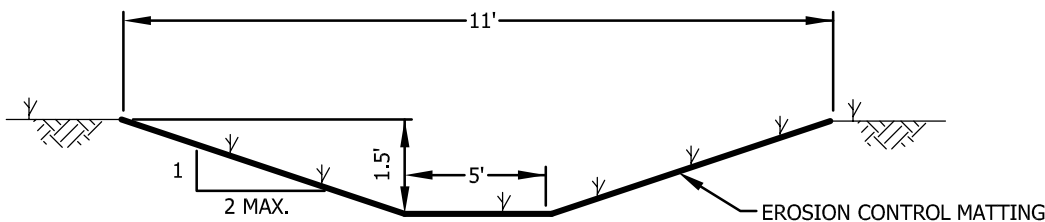
- A) TO BE INSPECTED DAILY.
- B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



STONE LINED DITCH
(AS NOTED AND ON ROAD DITCHES > 5%)



GRASS LINED DITCH



GRASS LINED DITCH

STONE FOR RIP-RAP

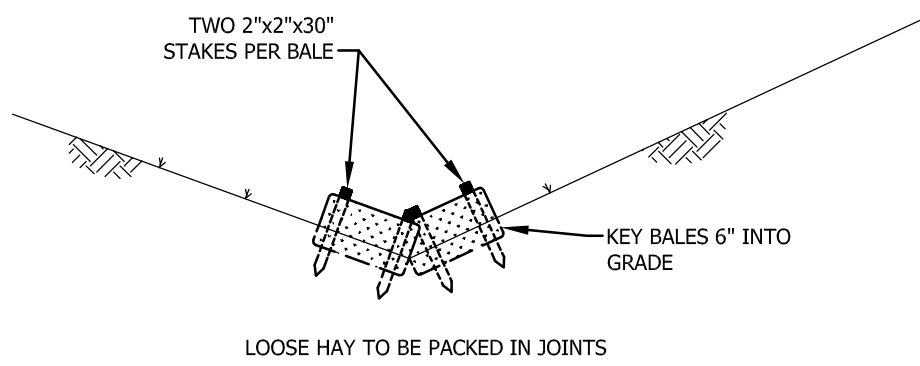
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE MAXIMUM SIZE STONE SPECIFIED SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

- (A) TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
- (B) TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

TYPICAL DRAINAGE DITCH SECTIONS

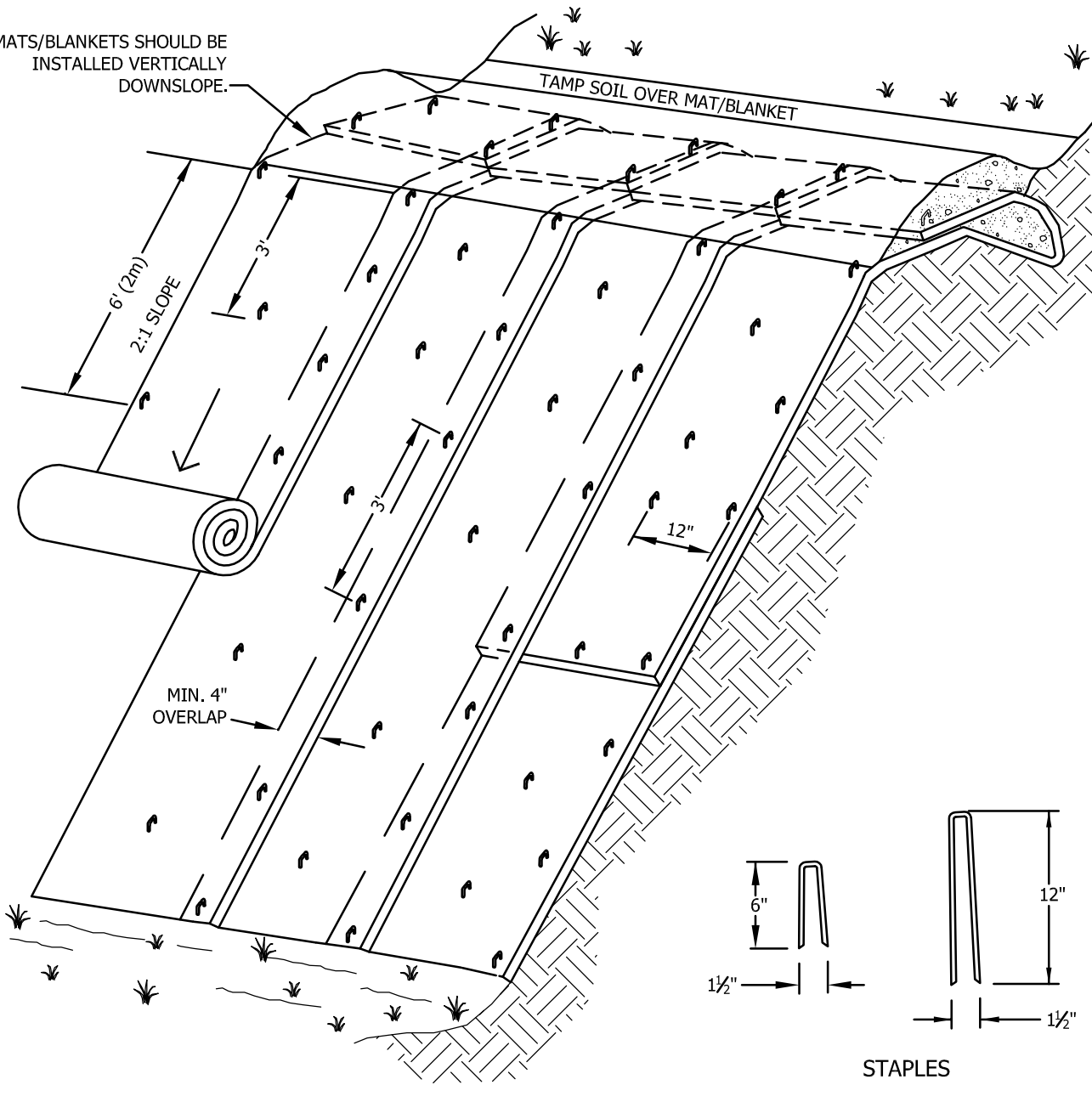
N.T.S.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.



STAKED HAY BALES (BMP-SHB)

N.T.S.

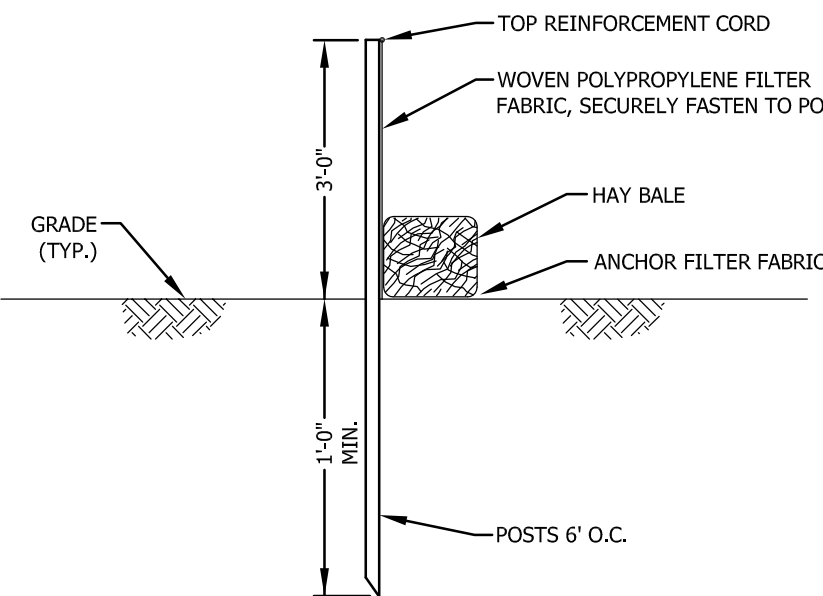


NOTES:

- 1) SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- 2) APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- 3) LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL DO NOT STRETCH.

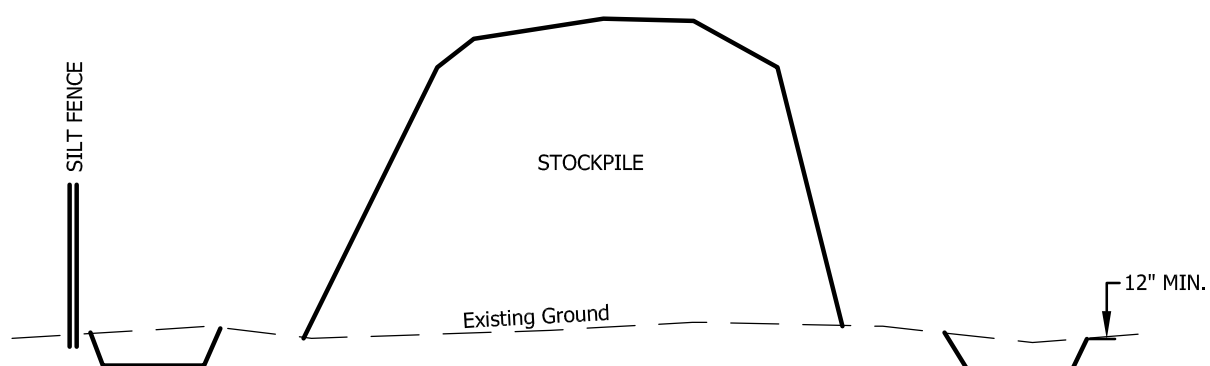
EROSION CONTROL MATTING

N.T.S.



SILT FENCE DETAIL (BMP-SF)

N.T.S.

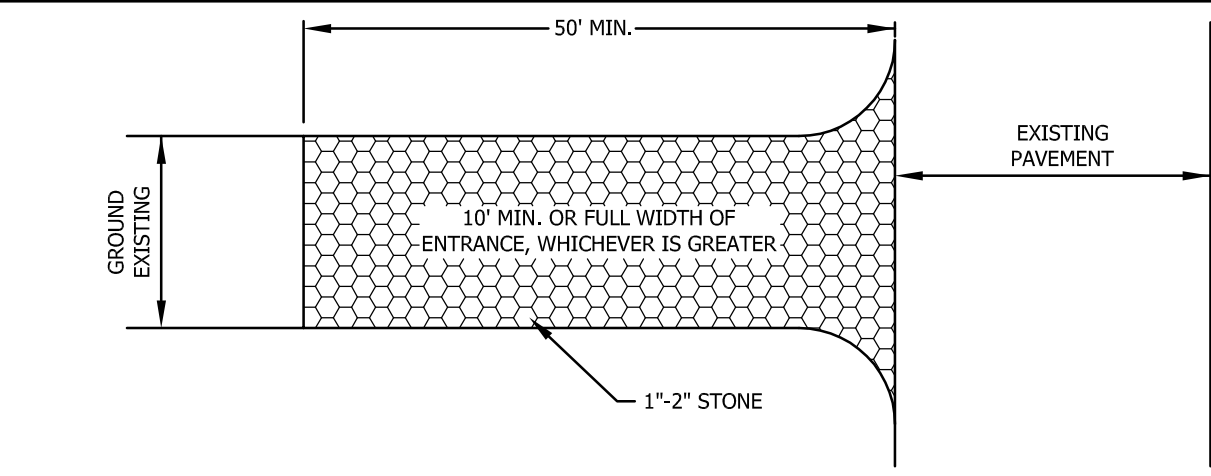


STOCKPILE TREATMENT DETAIL

N.T.S.

NOTES:

- 1) SWALE AROUND ENTIRE STOCKPILE, MINIMUM 12" DEEP.
- 2) SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.
- 3) STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.

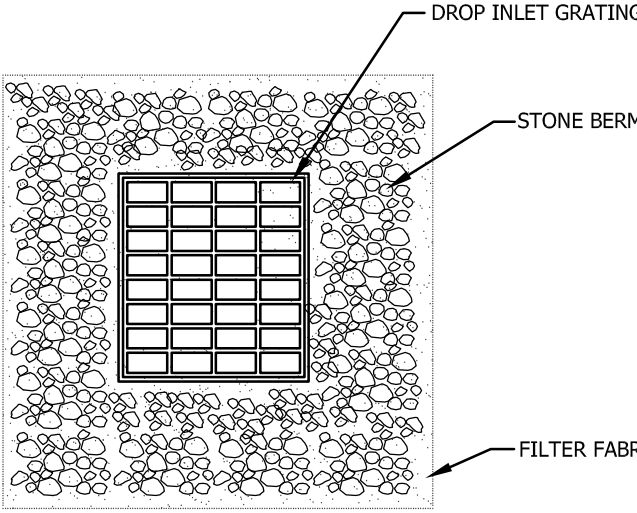


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

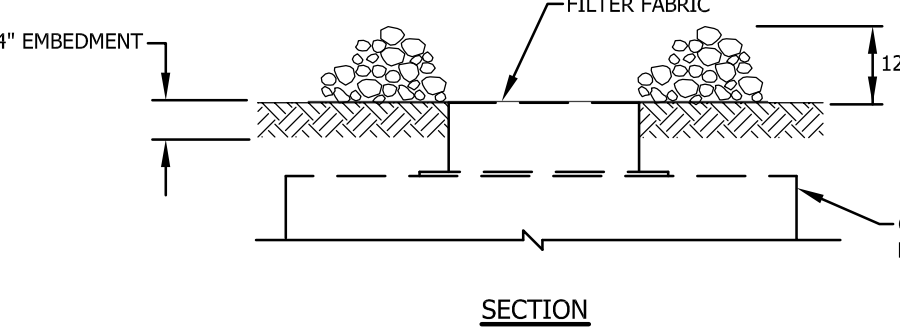
NOTES:

- 1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, WASHING, OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
- 2) ALL SEDIMENT SPILLED, DROPPED, TRACKED OR WASHED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



PLAN VIEW

NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN

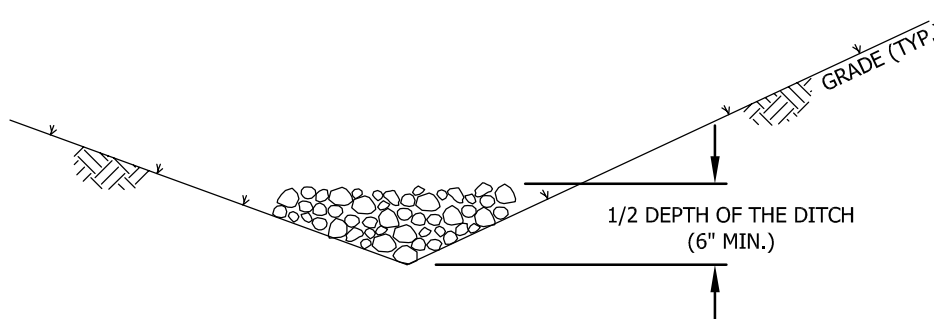


SECTION

TEMPORARY STONE INLET PROTECTION (BMP-SIP)

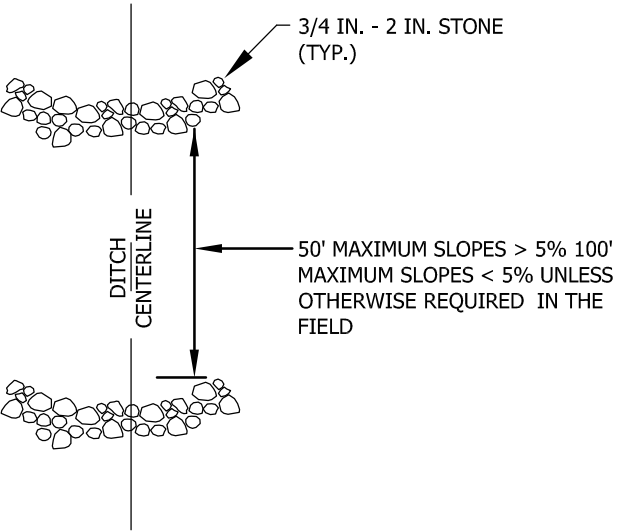
N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



STONE CHECK DAMS (BMP - SCD)

N.T.S.



EROSION CONTROL DETAILS

FOR

OAKES STORAGE, LLC

IN

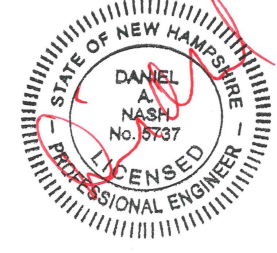
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448-6295

E-MAIL: advancedgeomatics@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE

EROSION CONTROL
DETAILS

D-5

© 2021

ADVANCED GEOMATICS & DESIGN

DWG: 20001\20001-DET

SHEET 17 OF 17

March 10, 2022

Dan Nash
Advanced Geomatics & Design
105 Bank Street, PO Box 512
Lebanon, NH 03766

re: Infiltration test pits and field test results
Oakes Storage Site, Lot 111-16, Lebanon

Dear Dan,

On April 5, 2021, I witnessed the excavation of two test pits on the above referenced site, each in the footprint of a proposed stormwater recharge gallery. Other test pits were done elsewhere on the site for geotechnical purposes. The two infiltration test pits were labeled as IP-1 and IP-2, located on a ridge around the west side of the current open “pit area”. Attached please find a map which shows these two infiltration points on your current Site Plan. Notts Excavating supplied an excavator and operator to dig the test pits. You had selected the boring locations on paper, and Notts laid them out based on GPS coordinates. We were asked to set the bottom of the infiltration test pipes to 10 feet below existing grades.

Test Pit field logs are attached. At both locations, fill materials were encountered from the surface to the termination of the pits at 10 feet below grade. Soils are layered sandy silts and silty sands, with some gravel, cobbles, and debris. It is likely that soils were placed over time from different sources. Soils were moist, but no groundwater was encountered. Once the test pits had been logged, I set a 4” open bottom PVC flush with the bottom of the pit, and tapped it with the excavator bucket to “seat” it into the undisturbed (fill) soil. The test pit was then backfilled around the pipe to secure it in place. 12-foot lengths of pipe were used, leaving 2’ exposed above the ground surface. 2 feet of water was added to each of the pipes after they were installed to meet the State requirement for soaking the test point before running a test.

I returned to the site the following day to run the infiltration tests. The Borehole Infiltration Test Protocol of the New Hampshire Stormwater Manual was the basis for my tests. Tests were intended to run for 1 hour with a 24” column of water. I found that most of the water placed in IP-1 the following day was still in the pipe, it didn’t take much water to top off the column to 2’ above the base. No more water was required in this pipe,

I obtained four hourly readings with only 3" of drop. This translates to an average infiltration rate of **.75 inches/hour**.

The infiltration rate at IP-2 was found to be a little faster, some water was required to reset the water column after hourly test runs. An average infiltration rate over four hours of **6.25 inches/hour** was calculated.

Soil gradation tests were run in our lab on samples taken from the base of each pit, please find the results attached. The results help explain the infiltration results, with the sample from IP-1 having a high moisture content and very high (86.6%) silt content. The sample from IP-2 was drier and had less than 50% silt.

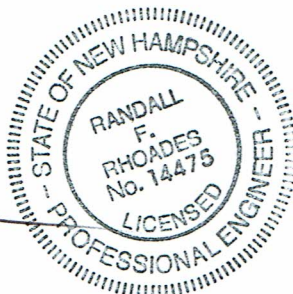
Based on the existing conditions survey, the ground level at both infiltration points is about 715.0'. This would place the bottom of the 10' infiltration points at 705.0'. Finish grade over the recharge gallery looks to be around 707', with the chamber floor at just below 701'. Based on the topography, the toe of the backside (west) side of the slope is at about 686', my assumption is that fill material beneath the recharge gallery extends below elevation 700'. If this is the case, the infiltration properties are very likely similar to those reported here. Characterizing infiltration rates in a mixed fill are difficult. One method we have used before to address this is to run field infiltration tests below the chamber floor once site prep has been done. The results of these infiltration tests can be used to modify the design if needed, or to verify the design assumptions.

I will be happy to answer any questions you have following your review of this report.

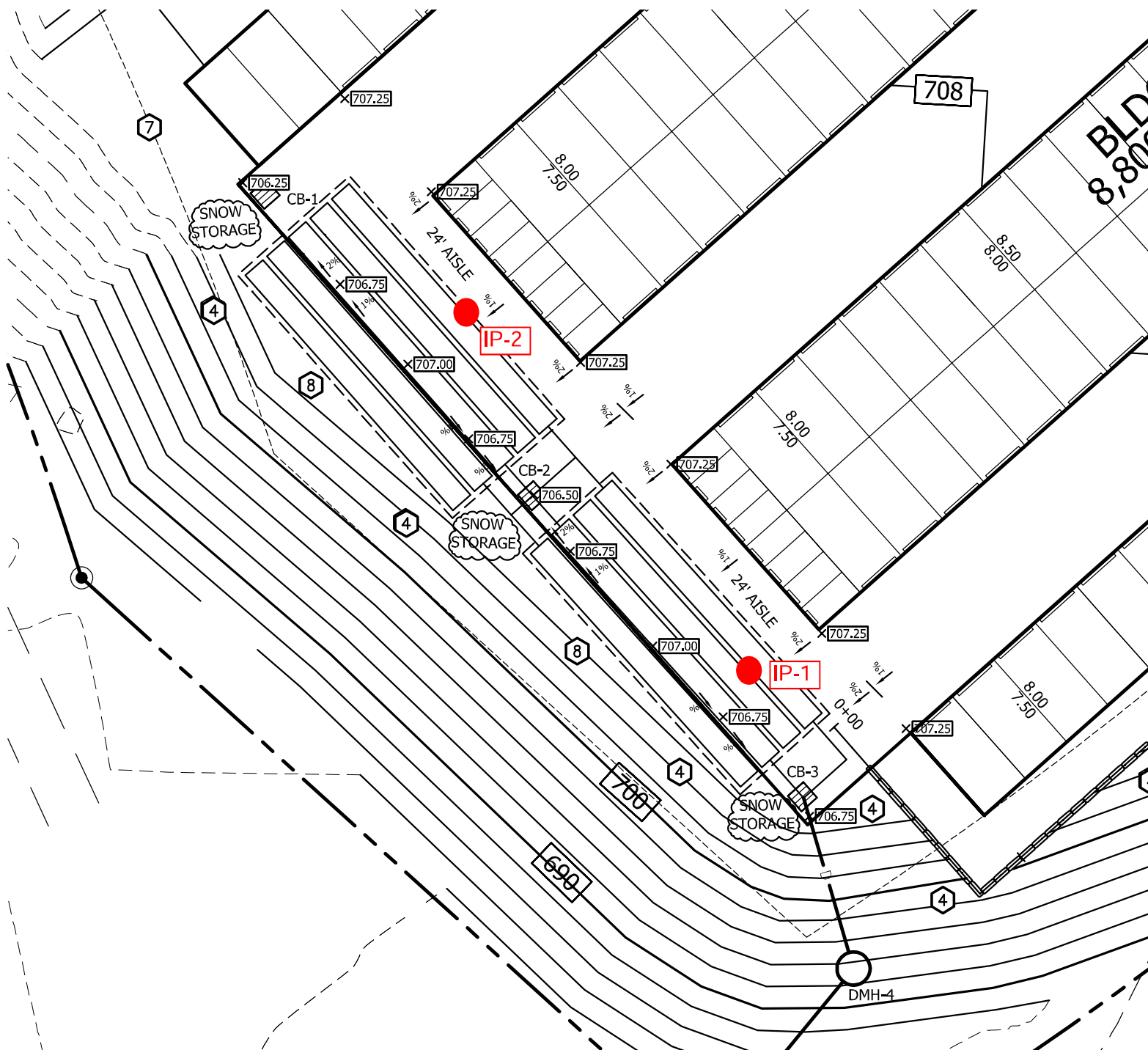
Sincerely,



Randall Rhoades, PE
Principal/Geotechnical Engineer



enc: Test pit location map
Test Pit Field Logs
Two soil gradation reports



Oakes Storage Site, Lebanon
Infiltration Test Pits/Test Points
M&W Soils Engineering, April 5, 2021

TEST PIT FIELD LOG

M&W Soils Engineering, Inc.
159 East Street
Charlestown, NH 03603

PROJECT
DESCRIPTION Oakes, Lot 111-16
LOCATION Lebanon, NH

TEST PIT No. IP-1
FILE No. _____
DATE 4-5-2021

ENGINEER R. Rhoades
WEATHER Cloudy, 45 deg.

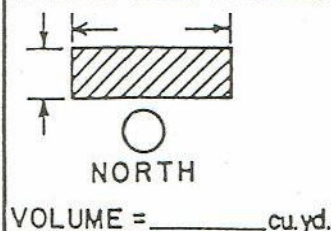
EXCAVATION EQUIPMENT
CONTRACTOR Nott's Excavating
OPERATOR Tom
MAKE Komatsu MODEL 228 LC
CAPACITY _____ cu.yd. REACH _____ ft.

GROUND ELEV. _____
TIME STARTED _____
TIME COMPLETED _____

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0	Silty fine sand, scattered roots, loose			
1'	18".....			
2'				
3'	Olive grey gravelly silty sand, scattered fine roots, few cobbles, moist FILL			
4'				
5'	5.5'.....			
6'	Brown silty fine sand -FILL			
7'	7'.....			
8'	Dark olive gravelly sandy silt, loose, moist FILL			
9'				
10'	10'.....			
11'				
12'				
13'				
14'				

REMARKS: Layered fill from off-site sources
Set 4" open bottom pipe to 10', backfilled

TEST PIT PLAN



LEGEND:

BOULDER COUNT
SIZE RANGE LETTER DESIGNATION
6" - 18" A
18" - 36" B
36" AND LARGER C

PROPORTIONS

USED
TRACE (TR.) 0 - 10%
LITTLE (LI.) 10 - 20%
SOME (SQ) 20 - 35%
AND 35 - 50%

ABBREVIATIONS

F - FINE
M - MEDIUM
C - COARSE
F/M - FINE TO MEDIUM
F/C - FINE TO COARSE
V - VERY
GR. - GRAY
BN. - BROWN
YEL. - YELLOW

EXCAVATION

EFFORT
E - EASY
M - MODERATE
D - DIFFICULT
GROUNDWATER
ELAPSED TIME TO READING (HRS.) G.W.L.

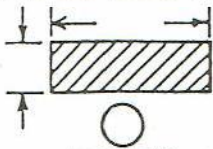
TEST PIT FIELD LOG

M&W Soils Engineering, Inc. 159 East Street Charlestown, NH 03603	PROJECT DESCRIPTION <u>Oakes, Lot 111-16</u> LOCATION <u>Lebanon, NH</u>	TEST PIT No. <u>IP-2</u> FILE No. _____ DATE <u>4-5-2021</u>
---	--	--

ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT CONTRACTOR <u>Nott's Excavating</u>	GROUND ELEV. _____
WEATHER <u>Cloudy, 45 deg.</u>	OPERATOR <u>Tom</u>	TIME STARTED _____
	MAKE <u>Komatsu</u> MODEL <u>228 LC</u>	TIME COMPLETED _____
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH		SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0		Loamy fine sand, some roots			
1'	16" ---				
2'					
3'		Olive gravelly silt and sand, moist, trace brick or debris -FILL			
4'	4.5' ---				
5'		Gravelly sand, little silt, some fine roots			
6'		Mixed brown to olive. Occassional debris and grey silt pockets. -FILL			
7'					
8'					
9'	9' ---				
10'	10' ---	Brown gravelly sand to fine sand, some crushed rock, trace metal debris - FILL			
11'		Same			
12'					
13'					
14'					

REMARKS: Layered fill from off-site sources
 Set 4" open pipe at 10', backfilled to grade

TEST PIT PLAN  VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	PROPORTIONS USED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TRACE (TR.)</td> <td>0 - 10%</td> </tr> <tr> <td>LITTLE (LI.)</td> <td>10 - 20%</td> </tr> <tr> <td>SOME (SQ)</td> <td>20 - 35%</td> </tr> <tr> <td>AND</td> <td>35 - 50%</td> </tr> </table>	TRACE (TR.)	0 - 10%	LITTLE (LI.)	10 - 20%	SOME (SQ)	20 - 35%	AND	35 - 50%	ABBREVIATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>F - FINE</td> </tr> <tr> <td>M - MEDIUM</td> </tr> <tr> <td>C - COARSE</td> </tr> <tr> <td>F/M - FINE TO MEDIUM</td> </tr> <tr> <td>F/C - FINE TO COARSE</td> </tr> <tr> <td>V - VERY</td> </tr> <tr> <td>GR. - GRAY</td> </tr> <tr> <td>BN. - BROWN</td> </tr> <tr> <td>YEL. - YELLOW</td> </tr> </table>	F - FINE	M - MEDIUM	C - COARSE	F/M - FINE TO MEDIUM	F/C - FINE TO COARSE	V - VERY	GR. - GRAY	BN. - BROWN	YEL. - YELLOW	EXCAVATION EFFORT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>E - EASY</td> </tr> <tr> <td>M - MODERATE</td> </tr> <tr> <td>D - DIFFICULT</td> </tr> </table> GROUNDWATER ELAPSED TIME TO READING (HRS.)  G.W.L.	E - EASY	M - MODERATE	D - DIFFICULT
SIZE RANGE	LETTER DESIGNATION																															
6" - 18"	A																															
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M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **OAKES STORAGE SITE-LEBANON**

Type of Material: Silt with little sand	Sample #:	IP1_10FT
Source of Material: Test pit IP-1	Date in Lab:	4-5-21
Sample from: 10' below grade	Date Tested:	4-26-21
Report To: Advanced Geomatics	Technician:	N. Porter

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
1"	0	0.0	0.0	100.0	
3/4"	0	0.0	0.0	100.0	
1/2"	31.7	2.3	2.3	97.7	
3/8"	0.0	0.0	2.3	97.7	
4	12.8	0.9	3.2	96.8	
10	16.5	1.2	4.4	95.6	
20	23.0	1.6	6.0	94.0	
40	29.2	2.1	8.1	91.9	
100	40.3	2.9	11.0	89.0	
200	34.6	2.5	13.4	86.6	
pan	1211.0	86.5	100.0	0.0	

Moisture Content: 29.1 %

This sample was washed to obtain an accurate silt content

M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **OAKES STORAGE SITE-LEBANON**

Type of Material: Silty sand, little gravel	Sample #:	IP2_10FT
Source of Material: Test pit IP-2	Date in Lab:	4-5-21
Sample from: 10' below grade	Date Tested:	4-26-21
Report To: Advanced Geomatics	Technician:	N. Porter

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
1"	0	0.0	0.0	100.0	
3/4"	0	0.0	0.0	100.0	
1/2"	18.7	4.3	4.3	95.7	
3/8"	11.1	2.6	6.9	93.1	
4	17.5	4.1	10.9	89.1	
10	16.9	3.9	14.9	85.1	
20	39.3	9.1	24.0	76.0	
40	32.4	7.5	31.5	68.5	
100	25.5	5.9	37.4	62.6	
200	73.7	17.1	54.4	45.6	
pan	197.0	45.6	100.0	0.0	

Moisture Content: 15.8 %

This sample was washed to obtain an accurate silt content

GEOTECHNICAL REPORT

For the

OAKES STORAGE SITE

LOT 111-16
LEBANON, NH

PREPARED FOR: Oakes & Son Construction, LLC
209 Dartmouth College Highway
Lebanon, NH 03766

PREPARED BY: M & W Soils Engineering, Inc.
PO Box 1466
Charlestown, NH 03603

March 22, 2023

March 22, 2023

Oakes & Son Construction, LLC
209 Dartmouth College Highway
Lebanon, NH 03766
attn: Robert Oakes

re: Geotechnical Recommendations for Design and Construction
Oakes Storage Site, Lot 111-16, Lebanon

Dear Robert,

On April 5, 2021, I witnessed the excavation of nine test pits on the above referenced site. Seven of the test pits were labeled TP-1 through TP-7, and two were dedicated as stormwater test pits and labeled as IP-1 and IP-2. Attached as Appendix A please find a map which shows the test pits on the currently proposed Site Plan. Notts Excavating supplied an excavator and operator to dig the test pits. The Site Engineer (Dan Nash at Advanced Geomatics) and I had selected the boring locations on paper, and Notts laid them out based on GPS coordinates. I was on site during the excavation to log each test pit and take selected soil samples. Test Pit field logs are attached in Appendix B.

This site is known to be a fill site, with most of the fill having been added during your family's ownership of the property. The deepest fills are along the south and west sides of the site, where the existing grades at the toe of the fill slope suggest that as much as 30 feet of fill may be present. Fill types and layer thicknesses are expected to vary through the fill profile. Solid waste may be present in pockets or layers, as seen in some of the test pits. Much of the fill may predate current environmental regulations or at least best management practices for waste disposal and soil fill placement. Test pits were used to be able to see a large cross section of fill conditions at a particular location. While conventional test borings would provide additional data on overall fill depths, they only provide a snapshot of the soil conditions at a fraction of the area covered by a test pit. There is no effective way to characterize a fill area of this scope, our recommendations must be based on an extrapolation of the data collected and a reasonable expectation of the fill conditions beyond the depth and extent of the test pits.

Your proposal for this site is to level the center of the site, allowing level access from the existing road, and construct four single-story storage buildings. The northerly and southerly buildings will only have access on the inside face, the two interior buildings

will have access on all four sides. The project type was at least partially arrived at due to the knowledge of the existing deep fills. The project feasibility has been based on leaving as much of the existing fill in place as possible. I have been asked to present recommendations that support your intentions of leaving the existing fills in place.

The test pit logs are attached. The following table was prepared to summarize the soil conditions at the test pits.

Summary of Test Pit Measurements

Test Pit	Approx Elev.	Fill Depth	Fill Notes	Fill depth (elevation)
TP-1	714.1	9'+	Top of bank, layered fills, includes concrete and pavement	Below 705'
TP-2	688	None	Native grade below fill slope	None
TP-3	707.5	10'+	Newer fill over old fill, wood pocket at 9-10'	Below 697.5'
TP-4	705	6' plus	Trash fill to 4', gravelly fill 4-6', trapped water flow, adjacent pit face shows debris	Below 699'
TP-5	695.7	.5'	Edge of road, bank to pit is fill	695'
TP-6	703	8'	Heavy trash/organics to 8'	695'
TP-7	707.6	11'+	Appears as loose fill w/wood	Below 696.6'
IP-1	716.1	10'+	Silty fills	Below 706'
IP-2	715.2	10'+	Silty fill, more gravel than at IP-1, minor debris to 10'	Below 705'

The Site Plan shows a relatively level area near the center of the site, this will also be near the center of the proposed development. This area appears to have been excavated out of a higher area of former fill, giving it the appearance of a borrow pit with exposed banks on three sides. This area has been used as a staging area recently, with some material and equipment storage. Several of the pits (TP-3,4,6) were located on the floor of this area. Pits 4 and 6 had the most solid waste, it is unknown whether this material was placed after the area had been excavated or if it was formerly buried deeper and then uncovered. The bulk of the fill in the upper elevations was observed to be loamy or silty sands, with varying gravel or debris contents. Water was found in a few of the pits, it was determined to be the result of trapped water in void pockets in most cases. The only true groundwater table was found at TP-2, located at the lowest elevation in native soils. Groundwater was encountered at elevation around 684', about 20 feet below the proposed building slabs.

I selected four soil samples for laboratory soil gradations. The results are attached in Appendix C. Two samples reflect native soils (TP-5 and TP-2) and two were used as representative of the bulk of the fill observed (IP-1, IP-2, both 10' below grade). The two native samples were taken several hundred feet apart, but the gradation results show a fairly consistent layer of native gravelly silty sand. One of the fill samples was classified as Silt, the other as Silty Sand. The overall fill composition could vary significantly, especially in regards to the type and amount of debris such as rock, concrete, asphalt, or trash. For purposes of this report, I will assume that the overall fill is generally a silty material.

Recommendations:

1) The proposed Site Plan was developed based on the best layout for the four new buildings you wish to construct on this lot. The overall impact will be a net cut on most of the developed area of the site, with some significant fills over the southeastern portion. This report will not have the level of certainty that I typically provide in commercial Geotechnical Reports, as there are too many variables associated with the overall fill profile. In this case, you as the Owner are in a better position to understand the age and content of the fill than I am through a limited number of test pits. You have selected a building type (single story, slab on grade, no glass) that can function with a greater level of settlement than most other types of commercial buildings. My intention through the following paragraphs is to provide recommendations that reduce future settlement while following your desire to limit soil removal.

The typical engineering guidance for building construction over fill soils is to either remove all fill down to native soils and then build back up with compacted lifts of imported granular fill, or to bridge the fill through the use of piles or other technologies. These are the commonly accepted practices for virtually eliminating the risk of settlement after construction. Any approach that involves leaving existing fill in place must accept that there is a potential for settlement after construction. Proper construction practice can limit the amount of settlement, these recommendations are made to provide guidance for site preparation that will limit future settlement. No estimate of potential settlement will be provided, as the variables that go into such calculations cannot be fully determined due to the age and inconsistency of the existing fill. The Owner must understand that any construction over fill carries some risk.

2) The following recommendations are based on my analysis of the proposed Site Plan elevations relative to the existing topography, and the results of the test pits that were conducted. The Site Plan I am using as reference was dated 2/26/23 by Advanced

Geomatics & Design. This Plan dropped the developed portion of the site by 4 feet, based on preliminary meetings held between the Owner, Contractor, and Design Team. I had cautioned against adding too much new fill over existing fills, combined with the building weights this would increase the settlement risk.

The proposed site grading now provides a cut over most of the site, with existing grades at the west end of the center buildings (2 and 3) lowered by around 13 feet to reach new base of slab elevations. Over the existing “pit” floor centered under Building 2, only shallow cuts are expected. While the first three buildings are generally consistent with shallow or no cuts at the east ends and deep cuts at the west, Building 4 is split between cuts on the north side of the building and deep fills on the south, the result of building along a current fill slope.

The risk of settlement is least in the deep cuts (building weights will be less than the soil weight being removed), moderate in areas with shallow or no cuts, and highest where significant fill is required. Conditions will ultimately be different under each of the four buildings. The age of the fill will have a big impact on eventual settlements, if the deep fills have been in place for a long time they will have settled under the weight of the subsequent layers of fill. The presence of wood products or trash that will decompose over time also affects the risk and rate of settlement. The intention of the recommendations in the next paragraph is to reduce the risk of settlement by compactive effort on the existing fills prior to building construction.

3) Initial site work will consist of a mass excavation of the proposed cut areas and clearing of vegetation, boulders, and debris from the surface of the proposed fill areas. I would recommend starting with the clearing of the fill area on the east side of the site first. Much of the proposed fill is going into a new side slope, but the southwest end of Building 4 also required a deep fill. The existing fill slope in this area contains a large number of concrete slabs and boulders, as well as trees and rough vegetation. The base of the new fill slope should be at or near native grades, based on the Site Plan.

Any surface onto which new fill will be placed needs to be stripped of all debris, especially large rocks or debris, and organic material. Once this has been done, compact the remaining surface with a large vibratory roller, or hydraulic compactor on the excavator. The more time is spent on this process, the greater the reduction in potential future settlement. Fill should be placed starting at the bottom of the proposed slope, working up in 12” compacted lifts to create level working platforms for a compactor to run over. The bulk of the embankment fill can be existing on site materials, provided they are free of debris and large rocks, and are “workable” at their excavated moisture

contents. Backfill in the slopes should be compacted to a minimum of 95% of the maximum dry density determined by ASTM D698, the Standard Proctor Method. Once the fill reaches beneath paved areas and the building, fill should change to an imported Granular Fill, and compaction should reach a minimum of 95% of the maximum dry density determined by ASTM D1557, the Modified Proctor Method. This Granular Fill will be used to fill to the base of road gravels, to the crushed stone beneath building footings, and to the Select Fill beneath building slabs.

In cut areas, the contractor should target an elevation of roughly 24" beneath building slabs. These slabs step down at several points along each building. The cut beneath roads will be up to the Civil designer, but considering the silty nature of the underlying fills I would also recommend cutting existing soils to 24" beneath the base of pavement. Cuts will continue through the infiltration galleries at the west end of the site, tailing off into the existing fill slope. Better quality materials should be set aside for reuse as embankment fill, as described above, or for off-site use if allowed. A waste fill area is designated for the east end of the site. There's a very good chance that solid waste will be encountered in the form of scrap steel, construction debris, or just trash, that will need to be separated and disposed of according to current local and State regulations. Roll-off dumpsters and a screening plant may be needed depending on the amount of debris encountered. If pockets of obvious trash are found at the base of the cut area, I would recommend chasing them out and replacing with clean fills rather than building over them. Remove or allow to dry out any pockets of standing water or very wet soils.

Once the cuts are completed, compact the remaining soil surface with a large vibratory compactor. A minimum of 10 passes with a vibratory roller, alternating direction of travel, is recommended to induce settlement in the remaining fill. A hydraulic plate compactor may be substituted, but there is a lot of surface area to be covered. This remaining fill will also benefit from the additional compaction that will be done to imported soils placed above, but those fills won't achieve proper compaction if the base isn't compacted first.

Once the cut areas have been compacted (the cut may be done in sections at the discretion of the contractor), excavate for the crushed stone foundation trenches around the building perimeters. The standard detail you received from the building manufacturer shows a 16" thick concrete "haunch" around the perimeter, poured integrally with the 4" interior slab on grade. The detail specifies a stone ditch beneath the haunch, extending to below the frost line specified by local codes. I believe that a total depth of 4.5' below the grade at the exterior of the building is suitable for this location. This means that about 3.5' of stone will be needed beneath the concrete haunch, shown as 14" wide on the plans. The

minimum bucket size of the contractor will need to be considered, it's likely that this stone trench will need to be at least 18" wide. Due to the silty nature of the remaining fill soils on either side of the stone trench, I would recommend using a filter fabric (Mirafi 140N or equivalent) along the base and side walls of the stone trench. Center the stone trench beneath the haunch if it ends up wider than the haunch. Place crushed stone in two equal lifts, compacting with a plate compactor at the surface of each lift.

The typical foundation section only calls for 4 inches of "frost proof sand fill" beneath building slabs. After discussion with the site contractor, I believe that a six-inch layer of $\frac{3}{4}$ " crushed stone, the same product used in the foundation trench, is the best option beneath slabs. Vapor barrier will be OK over fine crushed stone as long as foot traffic is minimized during construction. The 18 inches of material used to bridge from the compacted existing fill surface, shall be a Select Fill, a gravelly sand with a low silt content to reduce the chance of frost heave. Place in two equal loose lifts and compact with a vibratory roller to 95% of the maximum dry density determined by ASTM D1557.

The 24" of gravel beneath pavement shall be specified by the Site Engineer. I would recommend either 18" of NHDOT Bank Run Gravel (similar to the Select Fill beneath buildings) topped by 6" of NHDOT Fine Crushed Gravel, or 20" of a Dense Graded Crushed Stone (4" max stone size) topped by 4" of a leveling surface of fine crushed gravel or clean surpack.

The longer than any fill is allowed to sit in place and settle prior to construction the better. This is also true for pavement, the more traffic that gravel fills encounter prior to paving the better the final product typically is.

4) Backfill recommendations are as follows;

a) Granular Fill for general site fills shall consist of a bank run, crushed, or manufactured gravel product meeting the following gradation specifications;

<u>Sieve Size</u>	<u>% Finer by weight</u>
6"	100
1"	60-85
#4	40-70
#200	0-10

b) Structural Fill, for use beneath the crushed stone pads under slabs, shall meet the following the material specification.

<u>Sieve Size</u>	<u>% Finer by weight</u>
4"	100
#4	40-75
#100	0-12
#200	0-6

c) Crushed Stone – where specified, crushed stone shall be a washed crushed stone or bedrock product with a maximum particle size of ¾".

These specifications may be modified with the agreement of the Geotechnical and Structural Engineer if suitable sources of materials meeting these specifications are not available in the vicinity of the project.

5) Groundwater will not be an issue for the building foundations, and should not be encountered in the range of excavations expected. Some trapped pockets of water should be expected in the existing fill.

An optional drain line is shown on the typical foundation section, I don't believe this is necessary. Some surface water will find its way to the stone beneath the foundations, but it will infiltrate the surrounding clean fills and eventually the remaining fill soils.

The vapor barrier beneath slabs is an important feature in an application like this where materials will be stored directly on the concrete slab. Insure that the vapor barrier does not get damaged prior to the placement of concrete.

6) No environmental sampling was done during this investigation. If any fill is found that is suspected to contain contaminants, either by observation or odor, segregate it on site and consult an environmental consultant for analysis and proper disposal.

7) As explained in prior sections, the recommendations in this report are based on the developed Site Plan and the Owners intention to limit the soil disturbance to that which is necessary for construction. There will be a continued risk of differential settlement across building footprints, as the depth of soil cuts or fills vary significantly across buildings. These are long buildings, this increases the amount of differential settlement from one end of the building to the other. Building slabs could be built with isolation joints at slab steps to minimize damage from slab movement, but the structures themselves will be

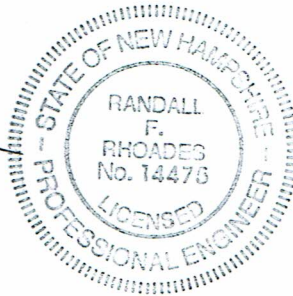
continuous along the building length. Differential settlement of several inches is possible, potential issues could include overhead door operations, greater than average slab cracking, and uneven drainage on pavement. The risks of building on unknown fill depths and types have been expressed in this report.

I will be happy to answer any questions you have following your review of this report. Some level of geotechnical inspection should be performed during construction, especially where unusual soil conditions are encountered.

Sincerely,



Randall Rhoades, PE
Principal/Geotechnical Engineer



enc: Test pit location map, current Site Plan
Test Pit Field Logs
Four soil gradation reports

APPENDIX A

Test Pit Location Map On Current Site Plan

Oakes Storage Site
Lebanon, NH

#	REVISIONS	DATE
1	UPDATE	01/24/2022
2	UPDATE	02/24/2022
3	UPDATE	03/17/2022
4	LOANER SITE #, HOWARD DRIVE	02/24/2022

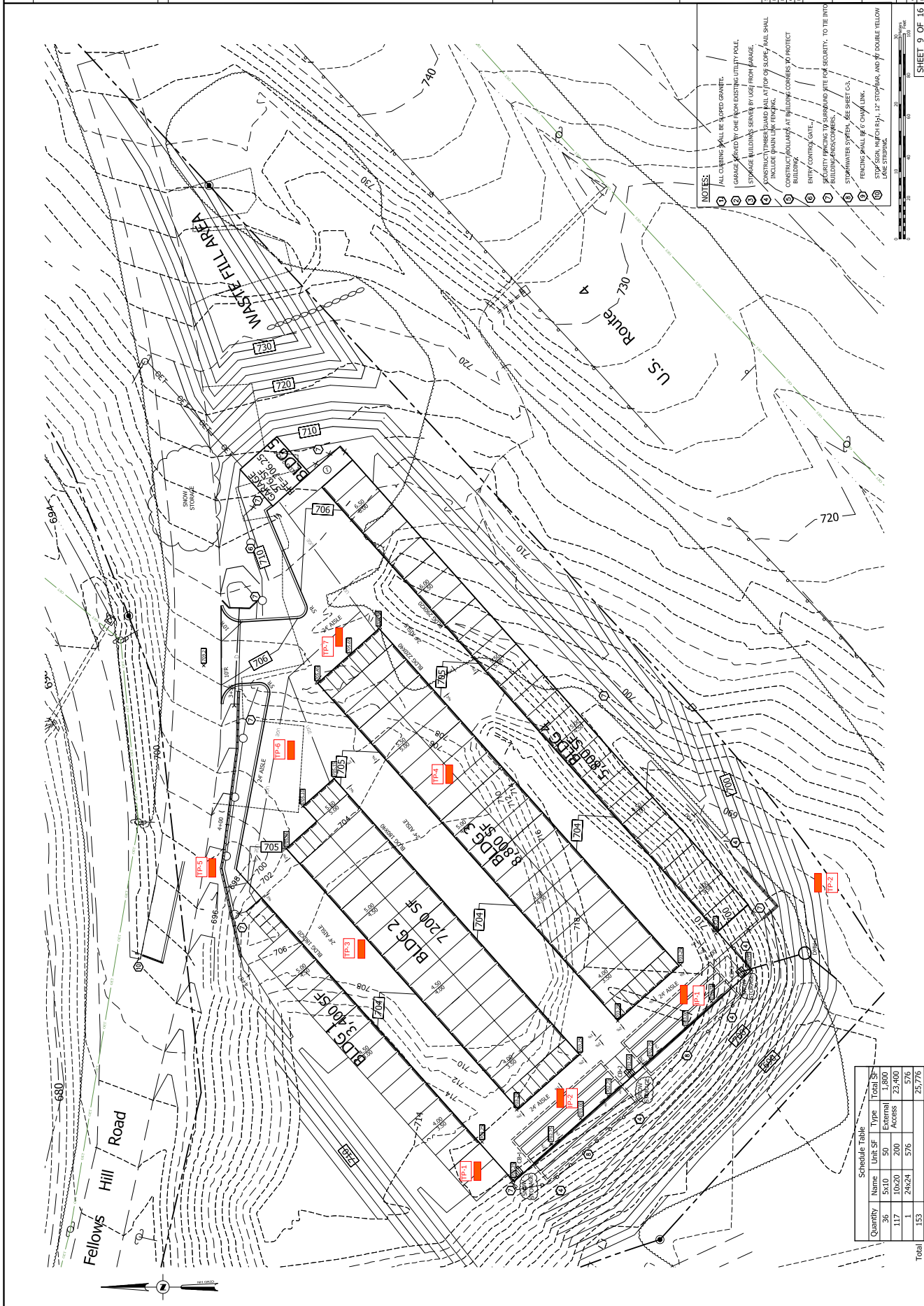
SITE PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatrics@comcast.net

DESIGNED BY	DAVID SHERMAN
CHECKED BY	DAVID SHERMAN
DATE	03/17/2022

OAKES STORAGE
SITE PLAN
C-1

© 2022
ADVANCED GEOMATICS & DESIGN
PLAN 20001-00000-04



SHEET 9 OF 16

APPENDIX B

Test Pit Logs

Oakes Storage Site
Lebanon, NH

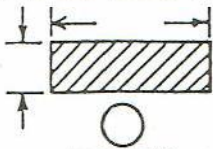
TEST PIT FIELD LOG

M&W Soils Engineering, Inc. 159 East Street Charlestown, NH 03603	PROJECT DESCRIPTION <u>Oakes, Lot 111-16</u> LOCATION <u>Lebanon, NH</u>	TEST PIT No. <u>IP-1</u> FILE No. _____ DATE <u>4-5-2021</u>
---	--	--

ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT CONTRACTOR <u>Nott's Excavating</u>	GROUND ELEV. _____
WEATHER <u>Cloudy, 45 deg.</u>	OPERATOR <u>Tom</u>	TIME STARTED _____
	MAKE <u>Komatsu</u> MODEL <u>228 LC</u>	TIME COMPLETED _____
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH		SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0		Silty fine sand, scattered roots, loose			
1'	18" ---				
2'					
3'		Olive grey gravelly silty sand, scattered fine roots, few cobbles, moist FILL			
4'					
5'	5.5' ---				
6'		Brown silty fine sand -FILL			
7'	7' ---				
8'		Dark olive gravelly sandy silt, loose, moist FILL			
9'					
10'	10' ---				
11'					
12'					
13'					
14'					

REMARKS: Layered fill from off-site sources
 Set 4" open bottom pipe to 10', backfilled

TEST PIT PLAN  VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	PROPORTIONS USED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TRACE (TR.)</td> <td>0 - 10%</td> </tr> <tr> <td>LITTLE (LI.)</td> <td>10 - 20%</td> </tr> <tr> <td>SOME (SQ)</td> <td>20 - 35%</td> </tr> <tr> <td>AND</td> <td>35 - 50%</td> </tr> </table>	TRACE (TR.)	0 - 10%	LITTLE (LI.)	10 - 20%	SOME (SQ)	20 - 35%	AND	35 - 50%	ABBREVIATIONS F - FINE M - MEDIUM C - COARSE F/M - FINE TO MEDIUM F/C - FINE TO COARSE V - VERY GR. - GRAY BN. - BROWN YEL. - YELLOW	EXCAVATION EFFORT E - EASY M - MODERATE D - DIFFICULT GROUNDWATER ELAPSED TIME TO READING (HRS.)  G.W.L.
SIZE RANGE	LETTER DESIGNATION																			
6" - 18"	A																			
18" - 36"	B																			
36" AND LARGER	C																			
TRACE (TR.)	0 - 10%																			
LITTLE (LI.)	10 - 20%																			
SOME (SQ)	20 - 35%																			
AND	35 - 50%																			

TEST PIT FIELD LOG

M&W Soils Engineering, Inc.
159 East Street
Charlestown, NH 03603

PROJECT
DESCRIPTION Oakes, Lot 111-16
LOCATION Lebanon, NH

TEST PIT No. IP-2
FILE No. _____
DATE 4-5-2021

ENGINEER R. Rhoades
WEATHER Cloudy, 45 deg.

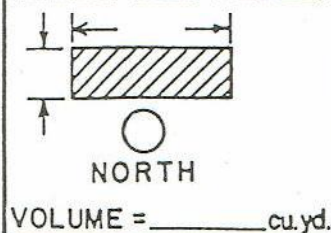
EXCAVATION EQUIPMENT
CONTRACTOR Nott's Excavating
OPERATOR Tom
MAKE Komatsu MODEL 228 LC
CAPACITY _____ cu.yd. REACH _____ ft.

GROUND ELEV. _____
TIME STARTED _____
TIME COMPLETED _____

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0	Loamy fine sand, some roots			
1'	16" ...			
2'				
3'	Olive gravelly silt and sand, moist, trace brick or debris -FILL			
4'	4.5' ...			
5'	Gravelly sand, little silt, some fine roots			
6'	Mixed brown to olive. Occassional debris and grey silt pockets. -FILL			
7'				
8'				
9'	9' ...			
10'	10' ...			
11'	Brown gravelly sand to fine sand, some crushed rock, trace metal debris - FILL			
12'	Same			
13'				
14'				

REMARKS: Layered fill from off-site sources
Set 4" open pipe at 10', backfilled to grade

TEST PIT PLAN



LEGEND:

BOULDER COUNT
SIZE RANGE LETTER DESIGNATION
6" - 18" A
18" - 36" B
36" AND LARGER C

PROPORTIONS

USED
TRACE (TR.) 0 - 10%
LITTLE (LI.) 10 - 20%
SOME (SQ.) 20 - 35%
AND 35 - 50%

ABBREVIATIONS

F - FINE
M - MEDIUM
C - COARSE
F/M - FINE TO MEDIUM
F/C - FINE TO COARSE
V - VERY
GR. - GRAY
BN. - BROWN
YEL. - YELLOW

EXCAVATION

EFFORT
E - EASY
M - MODERATE
D - DIFFICULT
GROUNDWATER
ELAPSED TIME TO READING (HRS.) G.W.L.

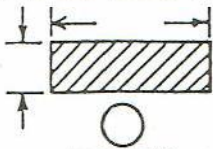
TEST PIT FIELD LOG

M&W Soils Engineering, Inc. 159 East Street Charlestown, NH 03603	PROJECT DESCRIPTION <u>Oakes, Lot 111-16</u> LOCATION <u>Lebanon, NH</u>	TEST PIT No. <u>TP-1</u> FILE No. _____ DATE <u>4-5-2021</u>
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ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT CONTRACTOR <u>Nott's Excavating</u>	GROUND ELEV. _____
WEATHER <u>Cloudy, 45 deg.</u>	OPERATOR <u>Tom</u>	TIME STARTED _____
	MAKE <u>Komatsu</u> MODEL <u>228 LC</u>	TIME COMPLETED _____
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH		SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0		Loamy gravelly sand fill			
1'	20" ---				
2'		Brown silty fine sand, little gravel			
3'		some roots -FILL			
4'	45" ---				
5'		Olive silty gravel, pockets of grey crushed stone, some pavement and concrete -FILL			
6'		Dry to moist			
7'					
8'	7.5' ---				
9'		Lt brown gravelly sand, some concrete at surface -FILL			
10'	9' ---				
11'		Still FILL			
12'					
13'					
14'					

REMARKS: At top of steep fill bank

TEST PIT PLAN  VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	PROPORTIONS USED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TRACE (TR.)</td> <td>0 - 10%</td> </tr> <tr> <td>LITTLE (LI.)</td> <td>10 - 20%</td> </tr> <tr> <td>SOME (SQ)</td> <td>20 - 35%</td> </tr> <tr> <td>AND</td> <td>35 - 50%</td> </tr> </table>	TRACE (TR.)	0 - 10%	LITTLE (LI.)	10 - 20%	SOME (SQ)	20 - 35%	AND	35 - 50%	ABBREVIATIONS F - FINE M - MEDIUM C - COARSE F/M - FINE TO MEDIUM F/C - FINE TO COARSE V - VERY GR. - GRAY BN. - BROWN YEL. - YELLOW	EXCAVATION EFFORT E - EASY M - MODERATE D - DIFFICULT GROUNDWATER ELAPSED TIME TO READING (HRS.)  G.W.L.
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36" AND LARGER	C																			
TRACE (TR.)	0 - 10%																			
LITTLE (LI.)	10 - 20%																			
SOME (SQ)	20 - 35%																			
AND	35 - 50%																			

TEST PIT FIELD LOG

M&W Soils Engineering, Inc.
159 East Street
Charlestown, NH 03603

PROJECT
DESCRIPTION Oakes, Lot 111-16
LOCATION Lebanon, NH

TEST PIT No. TP-2
FILE No. _____
DATE 4-5-2021

ENGINEER R. Rhoades
WEATHER Cloudy, 45 deg.

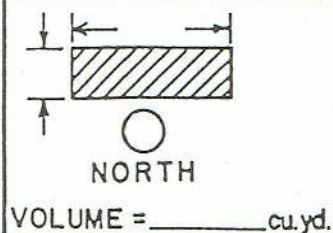
EXCAVATION EQUIPMENT
CONTRACTOR Nott's Excavating
OPERATOR Tom
MAKE Komatsu MODEL 228 LC
CAPACITY _____ cu.yd. REACH _____ ft.

GROUND ELEV. _____
TIME STARTED _____
TIME COMPLETED _____

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0				
1'	12" --- Topsoil over loamy brown sand			
2'				
3'	Clean brown gravelly sand, very mottled medium dense, some cobbles - NATIVE			
4'				
5'	5' --- Grey fractured rock, water running in 4.5'			
6'				
7'				
8'				
9'				
10'				
11'				
12'				
13'				
14'				

REMARKS: Toe of slope, near State ROW. Large concrete slabs sticking out of top half of fill bank above.

TEST PIT PLAN



LEGEND:

BOULDER COUNT
SIZE RANGE LETTER DESIGNATION
6" - 18" A
18" - 36" B
36" AND LARGER C

PROPORTIONS

USED
TRACE (TR.) 0 - 10%
LITTLE (LI.) 10 - 20%
SOME (SQ.) 20 - 35%
AND 35 - 50%

ABBREVIATIONS

F - FINE
M - MEDIUM
C - COARSE
F/M - FINE TO MEDIUM
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EXCAVATION

EFFORT
E - EASY
M - MODERATE
D - DIFFICULT
GROUNDWATER
ELAPSED TIME TO READING (HRS.) G.W.L.

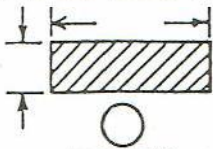
TEST PIT FIELD LOG

M&W Soils Engineering, Inc. 159 East Street Charlestown, NH 03603	PROJECT DESCRIPTION <u>Oakes, Lot 111-16</u> LOCATION <u>Lebanon, NH</u>	TEST PIT No. <u>TP-3</u> FILE No. _____ DATE <u>4-5-2021</u>
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ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT CONTRACTOR <u>Nott's Excavating</u>	GROUND ELEV. _____
WEATHER <u>Cloudy, 45 deg.</u>	OPERATOR <u>Tom</u>	TIME STARTED _____
	MAKE <u>Komatsu</u> MODEL <u>228 LC</u>	TIME COMPLETED _____
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0'				
1'				
2'	Lt olive sandy silt or silty sand, little gravel			
3'	- FILL			
4'				
5'	5' Root layer with some stone and cobbles			
5.5'				
6'	Brown gravelly sand, mixed with various silty fills			
7'				
8'				
9'				
10'	Large wood pocket one side, water flowing			
11'	Still FILL			
12'				
13'				
14'				

REMARKS: Temporary pit floor. Topo on layout map reflects former conditions

TEST PIT PLAN  NORTH VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	PROPORTIONS USED TRACE (TR.) 0 - 10% LITTLE (LI.) 10 - 20% SOME (SQ) 20 - 35% AND 35 - 50%	ABBREVIATIONS F - FINE M - MEDIUM C - COARSE F/M - FINE TO MEDIUM F/C - FINE TO COARSE V - VERY GR. - GRAY BN. - BROWN YEL. - YELLOW	EXCAVATION EFFORT E - EASY M - MODERATE D - DIFFICULT GROUNDWATER ELAPSED TIME TO READING (HRS.)  G.W.L.
SIZE RANGE	LETTER DESIGNATION											
6" - 18"	A											
18" - 36"	B											
36" AND LARGER	C											

TEST PIT FIELD LOG

M&W Soils Engineering, Inc.
159 East Street
Charlestown, NH 03603

PROJECT
DESCRIPTION Oakes, Lot 111-16
LOCATION Lebanon, NH

TEST PIT No. TP-4
FILE No. _____
DATE 4-5-2021

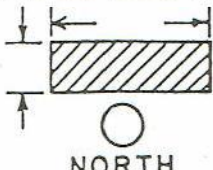
ENGINEER R. Rhoades
WEATHER Cloudy, 45 deg.

EXCAVATION EQUIPMENT
CONTRACTOR Nott's Excavating
OPERATOR Tom
MAKE Komatsu MODEL 228 LC
CAPACITY _____ cu.yd. REACH _____ ft.

GROUND ELEV. _____
TIME STARTED _____
TIME COMPLETED _____

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0				
1'				
2'	Poor quality FILL with debris, including boards			
3'	Soil is generally loamy to silty, loose, wet			
4'	4' ...			
5'	Brown gravelly sand, likely fill, firm, drier			
6'	6' ...			
7'	Pit filling quickly from water trapped under adjacent crushed stone pile			
8'				
9'				
10'				
11'				
12'				
13'				
14'				

REMARKS: Fill area at toe of pit wall. Large chunk of concrete duct bank at surface behind pit. Pit face contains obvious debris

TEST PIT PLAN  NORTH VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT SIZE RANGE LETTER DESIGNATION 6" - 18" A 18" - 36" B 36" AND LARGER C	PROPORTIONS USED TRACE (TR.) 0 - 10% LITTLE (LI.) 10 - 20% SOME (SQ) 20 - 35% AND 35 - 50%	ABBREVIATIONS F - FINE M - MEDIUM C - COARSE F/M - FINE TO MEDIUM F/C - FINE TO COARSE V - VERY GR. - GRAY BN. - BROWN YEL. - YELLOW	EXCAVATION EFFORT E - EASY M - MODERATE D - DIFFICULT GROUNDWATER ELAPSED TIME TO READING (HRS.)  G.W.L.
	Page 58 of 97			

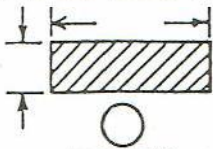
TEST PIT FIELD LOG

M&W Soils Engineering, Inc. 159 East Street Charlestown, NH 03603	PROJECT DESCRIPTION <u>Oakes, Lot 111-16</u> LOCATION <u>Lebanon, NH</u>	TEST PIT No. <u>TP-5</u> FILE No. _____ DATE <u>4-5-2021</u>
---	--	--

ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT CONTRACTOR <u>Nott's Excavating</u>	GROUND ELEV. _____
WEATHER <u>Cloudy, 45 deg.</u>	OPERATOR <u>Tom</u>	TIME STARTED _____
	MAKE <u>Komatsu</u> MODEL <u>228 LC</u>	TIME COMPLETED _____
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0	Loam and loamy sand			
1'	Lt brown gravelly sand, some cobbles			
2'				
3'	Dark brown clean medium sand, appears native			
4'				
5'	Embankment on pit side is primarily silty fill with lots of fine organics.			
6'				
7'				
8'				
9'				
10'				
11'				
12'				
13'				
14'				

REMARKS: Measurements are from road level. Pit is at toe of slope from open borrow pit, fill slope extends to roadside ditch

TEST PIT PLAN  NORTH VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	PROPORTIONS USED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TRACE (TR.)</td> <td>0 - 10%</td> </tr> <tr> <td>LITTLE (LI.)</td> <td>10 - 20%</td> </tr> <tr> <td>SOME (SQ)</td> <td>20 - 35%</td> </tr> <tr> <td>AND</td> <td>35 - 50%</td> </tr> </table>	TRACE (TR.)	0 - 10%	LITTLE (LI.)	10 - 20%	SOME (SQ)	20 - 35%	AND	35 - 50%	ABBREVIATIONS F - FINE M - MEDIUM C - COARSE F/M - FINE TO MEDIUM F/C - FINE TO COARSE V - VERY GR. - GRAY BN. - BROWN YEL. - YELLOW	EXCAVATION EFFORT E - EASY M - MODERATE D - DIFFICULT GROUNDWATER ELAPSED TIME TO READING (HRS.)  G.W.L.
SIZE RANGE	LETTER DESIGNATION																			
6" - 18"	A																			
18" - 36"	B																			
36" AND LARGER	C																			
TRACE (TR.)	0 - 10%																			
LITTLE (LI.)	10 - 20%																			
SOME (SQ)	20 - 35%																			
AND	35 - 50%																			

TEST PIT FIELD LOG

M&W Soils Engineering, Inc.
159 East Street
Charlestown, NH 03603

PROJECT
DESCRIPTION Oakes, Lot 111-16
LOCATION Lebanon, NH

TEST PIT No. TP-6
FILE No. _____
DATE 4-5-2021

ENGINEER R. Rhoades
WEATHER Cloudy, 45 deg.

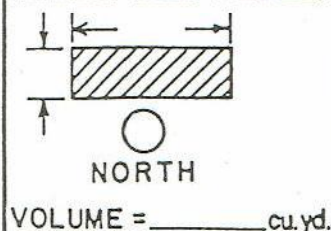
EXCAVATION EQUIPMENT
CONTRACTOR Nott's Excavating
OPERATOR Tom
MAKE Komatsu MODEL 228 LC
CAPACITY _____ cu.yd. REACH _____ ft.

GROUND ELEV. _____
TIME STARTED _____
TIME COMPLETED _____

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0'				
1'	Crushed rock over dense gravel with debris			
2'	2' ...			
3'				
4'	Trash, heavy wood, tire, metal, plastics Moist loamy soils mixed in. Loose Unknown odors			
5'				
6'				
7'				
8'	8' ... Cobbly light olive sand, lot of rock. Likely native			
9'				
10'				
11'				
12'				
13'				
14'				

REMARKS: In construction entrance into borrow pit/staging area

TEST PIT PLAN



LEGEND:

BOULDER COUNT
SIZE RANGE LETTER DESIGNATION
6" - 18" A
18" - 36" B
36" AND LARGER C

PROPORTIONS

USED
TRACE (TR.) 0 - 10%
LITTLE (LI.) 10 - 20%
SOME (SQ.) 20 - 35%
AND 35 - 50%

ABBREVIATIONS

F - FINE
M - MEDIUM
C - COARSE
F/M - FINE TO MEDIUM
F/C - FINE TO COARSE
V - VERY
GR. - GRAY
BN. - BROWN
YEL. - YELLOW

EXCAVATION

EFFORT
E - EASY
M - MODERATE
D - DIFFICULT
GROUNDWATER
ELAPSED TIME TO READING (HRS.) G.W.L.

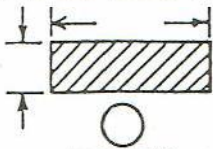
TEST PIT FIELD LOG

M&W Soils Engineering, Inc. 159 East Street Charlestown, NH 03603	PROJECT DESCRIPTION <u>Oakes, Lot 111-16</u> LOCATION <u>Lebanon, NH</u>	TEST PIT No. <u>TP-7</u> FILE No. _____ DATE <u>4-5-2021</u>
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ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT CONTRACTOR <u>Nott's Excavating</u>	GROUND ELEV. _____
WEATHER <u>Cloudy, 45 deg.</u>	OPERATOR <u>Tom</u>	TIME STARTED _____
	MAKE <u>Komatsu</u> MODEL <u>228 LC</u>	TIME COMPLETED _____
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0'				
1'	Granular fill with asphalt and concrete, loose			
2'				
3'				
4'				
5'				
6'				
7'	Brown loamy sand, quite a bit of wood, steel cable at 5.5'. Consistent but likely fill due to amount of wood and loose conditions.			
8'				
9'				
10'				
11'	Dry			
12'				
13'				
14'				

REMARKS: Near shed on east end of property

TEST PIT PLAN  NORTH VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	PROPORTIONS USED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TRACE (TR.)</td> <td>0 - 10%</td> </tr> <tr> <td>LITTLE (LI.)</td> <td>10 - 20%</td> </tr> <tr> <td>SOME (SQ)</td> <td>20 - 35%</td> </tr> <tr> <td>AND</td> <td>35 - 50%</td> </tr> </table>	TRACE (TR.)	0 - 10%	LITTLE (LI.)	10 - 20%	SOME (SQ)	20 - 35%	AND	35 - 50%	ABBREVIATIONS F - FINE M - MEDIUM C - COARSE F/M - FINE TO MEDIUM F/C - FINE TO COARSE V - VERY GR. - GRAY BN. - BROWN YEL. - YELLOW	EXCAVATION EFFORT E - EASY M - MODERATE D - DIFFICULT GROUNDWATER ELAPSED TIME TO READING (HRS.)  G.W.L.
SIZE RANGE	LETTER DESIGNATION																			
6" - 18"	A																			
18" - 36"	B																			
36" AND LARGER	C																			
TRACE (TR.)	0 - 10%																			
LITTLE (LI.)	10 - 20%																			
SOME (SQ)	20 - 35%																			
AND	35 - 50%																			

APPENDIX C

Laboratory Gradation Reports

Oakes Storage Site
Lebanon, NH

M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **OAKES STORAGE SITE-LEBANON**

Type of Material: Gravelly silty sand	Sample #:	TP2_3to4
Source of Material: Test pit 2	Date in Lab:	4-5-21
Sample from: 3-4'	Date Tested:	4-6-21
Report To: Advanced Geomatics	Technician:	N. Porter

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
1"	0	0.0	0.0	100.0	
3/4"	51.3	3.0	3.0	97.0	
1/2"	93.6	5.4	8.4	91.6	
3/8"	49.6	2.9	11.3	88.7	
4	136.7	7.9	19.2	80.8	
10	141.8	8.2	27.4	72.6	
20	220.0	12.8	40.2	59.8	
40	158.0	9.2	49.3	50.7	
100	276.5	16.0	65.4	34.6	
200	236.2	13.7	79.1	20.9	
pan	360.0	20.9	100.0	0.0	

Moisture Content: 12.5 %

M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **OAKES STORAGE SITE-LEBANON**

Type of Material: Gravelly silty sand	Sample #:	TP5_2to3
Source of Material: Test pit 5	Date in Lab:	4-5-21
Sample from: 2-2.5'	Date Tested:	4-6-21
Report To: Advanced Geomatics	Technician:	N. Porter

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
1"	66.2	14.7	14.7	85.3	
3/4"	20	4.4	19.1	80.9	
1/2"	19.7	4.4	23.5	76.5	
3/8"	14.0	3.1	26.6	73.4	
4	23.2	5.1	31.7	68.3	
10	24.6	5.5	37.2	62.8	
20	33.8	7.5	44.7	55.3	
40	26.1	5.8	50.5	49.5	
100	37.0	8.2	58.7	41.3	
200	48.0	10.6	69.3	30.7	
pan	138.0	30.6	100.0	0.0	

Moisture Content: 10.9 %

This sample was washed

M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **OAKES STORAGE SITE-LEBANON**

Type of Material: Silt with little sand	Sample #:	IP1_10FT
Source of Material: Test pit IP-1	Date in Lab:	4-5-21
Sample from: 10' below grade	Date Tested:	4-26-21
Report To: Advanced Geomatics	Technician:	N. Porter

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
1"	0	0.0	0.0	100.0	
3/4"	0	0.0	0.0	100.0	
1/2"	31.7	2.3	2.3	97.7	
3/8"	0.0	0.0	2.3	97.7	
4	12.8	0.9	3.2	96.8	
10	16.5	1.2	4.4	95.6	
20	23.0	1.6	6.0	94.0	
40	29.2	2.1	8.1	91.9	
100	40.3	2.9	11.0	89.0	
200	34.6	2.5	13.4	86.6	
pan	1211.0	86.5	100.0	0.0	

Moisture Content: 29.1 %

This sample was washed to obtain an accurate silt content

M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **OAKES STORAGE SITE-LEBANON**

Type of Material: Silty sand, little gravel	Sample #:	IP2_10FT
Source of Material: Test pit IP-2	Date in Lab:	4-5-21
Sample from: 10' below grade	Date Tested:	4-26-21
Report To: Advanced Geomatics	Technician:	N. Porter

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
1"	0	0.0	0.0	100.0	
3/4"	0	0.0	0.0	100.0	
1/2"	18.7	4.3	4.3	95.7	
3/8"	11.1	2.6	6.9	93.1	
4	17.5	4.1	10.9	89.1	
10	16.9	3.9	14.9	85.1	
20	39.3	9.1	24.0	76.0	
40	32.4	7.5	31.5	68.5	
100	25.5	5.9	37.4	62.6	
200	73.7	17.1	54.4	45.6	
pan	197.0	45.6	100.0	0.0	

Moisture Content: 15.8 %

This sample was washed to obtain an accurate silt content



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 12, 2024 Meeting

Staff Memorandum – PB2024-06-MIN

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID:
PB2024-06-MIN

Application Type:
Minor Subdivision

Property Location:
22 Maple Street

Map/Lot #:
73-70

Property Owner:
Growthcap Investments, LLC

Applicant:
Growthcap Investments, LLC

Zoning District:
Residential Three (R-3)

Property Size (existing):
+/-1.04 acres

Overlay District(s):
None

LEGAL NOTICE

Growthcap Investments, LLC, 22 Maple Street (Tax Map 73, Lot 70), zoned R-3: Request for a Minor Subdivision of the subject property into two (2) lots. **PB2024-06-MIN**

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Written project description (1 page)
- ▶ Subdivision Regulations - Technical Checklist (3 pages)
- ▶ Memo dated January 31, 2024, from Wayne McCutcheon Associates, Inc. (project description; 1 page)
- ▶ Public Hearing Notification List
- ▶ Fee Schedule
- ▶ Plat titled, "Minor Subdivision Plan of Land Owned by Growth Cap Investments, LLC," prepared by Wayne McCutcheon Associates, Inc., dated January 4, 2024, last revised January 31, 2024, Project No: 1675923

COMPLETENESS REVIEW

The Planning and Development Department has reviewed the application in accordance with Section 7.7.C.3.a of the Lebanon Subdivision Regulations and, per Section 7.7.C.3.b, has requested additional information from the applicant. Specifically, staff has requested a copy of the proposed driveway access easement document as is required to be submitted per Section 9.5.A.C.1.

Per Section 7.7.C.3.b, the requested document was required to be "delivered to the Planning & Development Department by close of business on the fourth Monday of the month (or the following business day if the office is closed) for submission to the Board the following month," Because the document has not yet been submitted, per Section 7.7.C.3.c, staff is required to recommend that the Board find the application incomplete ("If the Applicant elects not to complete the missing requirements or fails to deliver all missing submission requirements prior to the deadline as described above, or, if applicable, fails to pay engineering review fees, the Planning & Development Department shall recommend that the Board deem the application incomplete.")

Section 7.7.C.3.c provides that prior to acting on staff's recommendation, the Board shall give the Applicant a reasonable opportunity to be heard on the limited issue of completeness.

APPLICATION OVERVIEW

The subject property is a +/-1.04 acre parcel owned by the applicant and located in the Residential Three (R-3) District at the northeast corner of the Maple Street and Pleasant Street intersection in West Lebanon (see Figure 1 below). The property is currently improved with two non-conforming multi-family dwellings containing eight (8) and six (6) units respectively.

The applicant proposes to subdivide the property into two (2) lots as follows:

- 22 Maple Street (Tax Map 73, Lot 70): +/-0.73 acres (improved with the two existing non-conforming multi-family dwellings);
- 20 Maple Street (Tax Map 73, Lot 73, Plot 100): +/-0.31 acres

The new lot will have frontage on both Maple and Pleasant Street and will be served by public water and sewer. A shared driveway is proposed to access the lots from Maple Street in the location of the current driveway. The "parent" lot will retain a secondary access onto Pleasant Street.

Figure 1. Bird's eye view of subject property (looking east).



©2021 Eagleview (image taken 4/3/2021)

STAFF COMMENTS

ASSESSING

According to the City's assessing records, the existing multi-family buildings have eight (8) and four (4) dwelling units, respectively.

BUILDING INSPECTION

No comment at this time.

ENGINEERING / PUBLIC WORKS

No comment at this time.

FIRE

No comment at this time.

PLANNING & ZONING:

The proposed lots comply with the minimum lot frontage and lot area requirements for Class 1 lots in the R-3 District, as set forth in Section 310.3 of the Zoning Ordinance.

It is staff's understanding that two (2) of the dwelling units within the six (6) unit multi-family building were added without approval. Consequently, the property is currently in violation of the Zoning Ordinance and Building Code. This violation will need to be remedied but does not impact the proposed subdivision.

The Planning and Development Department recommends certain changes to the plat which are identified in proposed condition of approval #1 below.

POLICE

No comment at this time.

STAFF RECOMMENDATIONS

If the Board moves to approve this application, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Board approve the application with the following conditions:

Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Add a note regarding the status of the 6-unit multi-family dwelling. The note shall indicate that at the time of the recording of the plat the City had made a determination that only four (4) units are permitted and that the violation will need to be remedied.
 - b. Provide the date and description of the plat revisions. (9.5.A.1)
2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).

General Conditions

3. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).
4. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
5. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).

Attachments

cc: Growthcap Investments, LLC
Wayne McCutcheon Associates, Inc.
File

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☒	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: GROWTHCAP INVESTMENTS LLC TEL#: 1-603-769-7521

MAILING ADDRESS: 7 HANSON DRIVE MERRIMACK, N.H. 03054

E-MAIL ADDRESS: REBERT@RPPROCONTRACTING.COM

CO-APPLICANT, AGENT OR LESSEE:

NAME: WAYNE MCCUTCHEON TEL#: 603-542-7352

MAILING ADDRESS: 492 WASHINGTON STREET CLAREMONT, NH 03743

E-MAIL ADDRESS: WAYNEMCASSOC@COMCAST.NET

PROJECT LOCATION:

TAX MAP #: 73 LOT#: 70 PLOT #: _____ ZONE: R 3

STREET ADDRESS OF PROJECT: 22 MAPLE STREET WEST LEBANON

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT: TWO LOT MINOR SUBDIVISION

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
IF USE IS COMMERCIAL OR INDUSTRIAL, PLEASE NOTE SPECIFIC
USE: _____

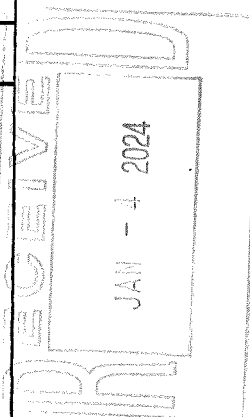
SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Rebert DATE: 1/4/24

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: Rebert DATE: 1/4/24



DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #

(Last Revised 4/04/18)

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST
MINOR SUBDIVISION

PROJECT NAME:

GROWTH CAP INVESTMENTS LLC

APPLICANT:

WAYNE C. MCCUTCHEON

DATE:

1-4-2024

GENERAL SUBMISSION REQUIREMENTS:

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§9.5.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§9.5.B]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Subdivision plans shall include the information described below pursuant to Section 9 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§9.5.C(5)]

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.A(5) - Boundary lines of the overall tract, and each of the proposed lots, including bearings and distances as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.	☒	☐
9.5.A(6) - The area of all proposed lots shall be shown in square feet and acres.	☒	☐

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

Plan Requirements (cont.)	Info. Provided	Waiver Sought
<u>9.5.A(7)</u> - Location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property. Indicate those natural and man-made features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat.	☒	☐
<u>9.5.A(8)</u> - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.	☐	☐
<u>9.4</u> - A statement shall be placed on the plat as follows: "A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval."	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
<u>9.5.C(1)</u> - Proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.	☐	☐
<u>9.5.C(2)</u> - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.	☐	☐
<u>9.5.C(3)</u> - Any access driveway to a State highway shall be approved by the NHDOT and provided to the Board prior to the recording of the approved plat.	☐	☐
<u>9.5.C(4)</u> - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.	☐	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 9 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Wayne C. McArthur

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

(Last Revised 05/22/13)

PUBLIC HEARING NOTIFICATION LIST

IN ACCORDANCE WITH RSA 676:4, THE CITY SHALL NOTIFY THE FOLLOWING PERSONS, BY CERTIFIED MAIL, OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDERS OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS (AS DEFINED UNDER RSA 477:45) ON THE SUBJECT PROPERTY; HOLDERS OF EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS ON THE SUBJECT PROPERTY; AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, SOIL SCIENTIST, OR WETLANDS SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

THE APPLICANT SHALL PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: <u>M 73 L 70</u>	MAP & LOT NUMBER: _____
PROPERTY OWNER: GROWTH CAP INVESTMENTS LLC 7 HANSON DRIVE MERRIMACK, N.H. 03054	APPLICANT: WAYNE MCCUTCHEON 492 WASHINGTON STREET CLAREMONT, NH 03743
MAP & LOT NUMBER: <u>M 72 L 47</u>	MAP & LOT NUMBER: <u>M 73 L 69</u>
ABUTTER/OTHER: CHEN BAOMING 27 MAPLE STREET WEST LEBANON NH 03784	ABUTTER/OTHER: M 73 L 69 STEVEN O. PETERSON & DEBRA K. EVANS 25 MAPLE STREET WEST LEBANON, NH 03784
MAP & LOT NUMBER: <u>M 72 L 46</u>	MAP & LOT NUMBER: _____
ABUTTER/OTHER: & <u>M 72 L 45</u> NK3 LLC P.O. BOX 5134 WEST LEBANON, NH 03784	ABUTTER/OTHER:
MAP & LOT NUMBER: <u>M 73 L 88</u>	MAP & LOT NUMBER: _____
ABUTTER/OTHER: WEST LEBANON CONGREGATIONAL CHURCH 18 MAPLE STREET WEST LEBANON, NH 03784	ABUTTER/OTHER:
MAP & LOT NUMBER: <u>M 73 L 71</u>	MAP & LOT NUMBER: _____
ABUTTER/OTHER: PETER H. & NANCY J. SIMPSON 6 PLEASANT STREET WEST LEBANON, NH 03784	ABUTTER/OTHER:
MAP & LOT NUMBER: <u>M 73 L 71</u>	MAP & LOT NUMBER: _____
ABUTTER/OTHER: JOSEPH W. & JESSICA D. MILLER 17 PLEASANT STREET WEST LEBANON, NH 03784	ABUTTER/OTHER:

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE		\$

MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X <u>8</u> notices <u>5.04</u>	\$5.00 \$ <u>40.32</u> (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ <u>295.32</u>

**Engineering Review fees may also be required. See note on page 2.

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$

*Or units when the subdivision does not create individual lots.

**Engineering Review fees will also be required. See note on page 2.

FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$

*Or units when the subdivision does not create individual lots.

**Engineering Review fees will also be required. See note on page 2.

SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)

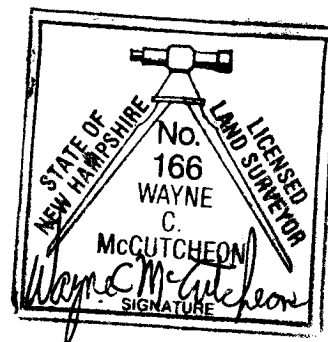
JANUARY 31, 2024

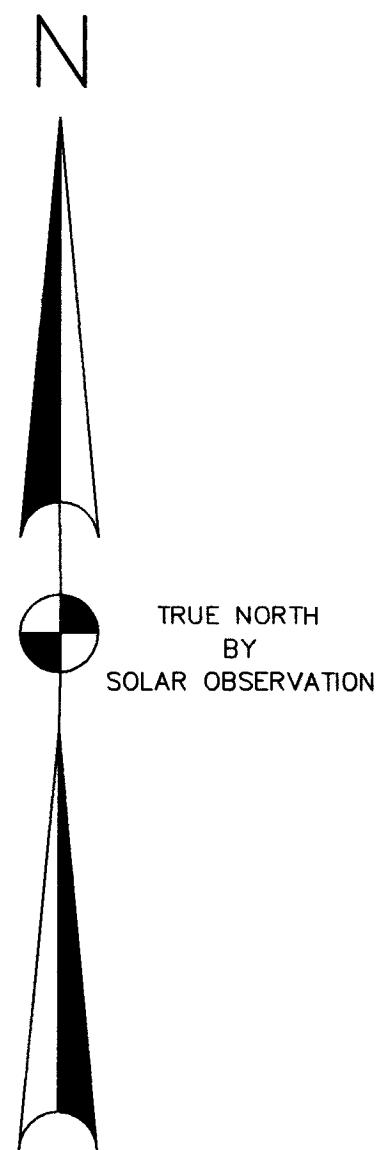
FROM: WAYNE McCUTCHEON ASSOCIATES, INC.

TO: TIM CORWIN, DEPUTY PLANNING AND DEVELOPMENT DIRECTOR

PROJECT DESCRIPTION FOR PLANNING BOARD NUMBER (2024-06-MIN)

TWO LOT MINOR SUBDIVISION FOR GROWTH CAP INVESTMENTS LLC LOCATED AT
22 MAPLE STREET IN WEST LEBANON. NEW HAMPSHIRE (MAP 73 LOT 70)





M 72 L 47
CHEN BAOMING
27 MAPLE STREET
WEST LEBANON, NEW HAMPSHIRE
03784

M 72 L 46
NK3 LLC
P.O. BOX 5134
WEST LEBANON, NEW HAMPSHIRE
03784

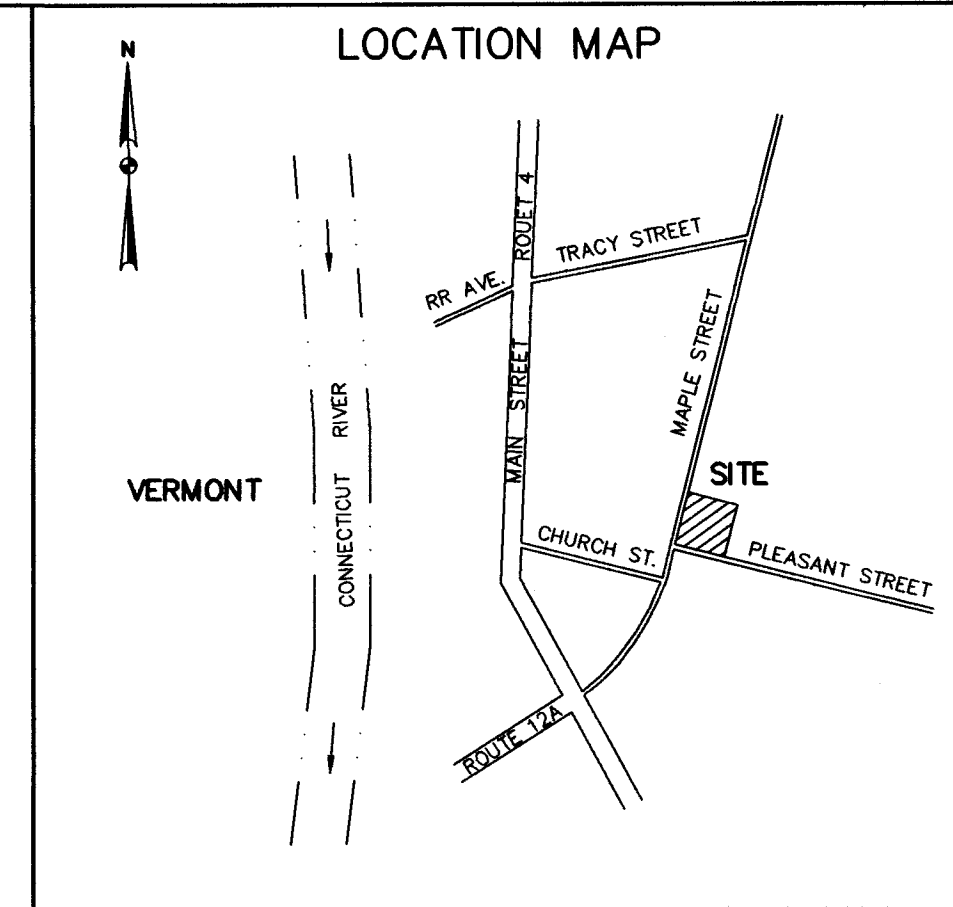
M 72 L 45
NK3 LLC
P.O. BOX 5134
WEST LEBANON, NEW HAMPSHIRE
03784

M 73 L 69
STEVEN O. PETERSON & DEBRA K. EVANS
25 MAPLE STREET
WEST LEBANON, NEW HAMPSHIRE
03784

M 73 L71
JOSEPH W. & JESSICA D. MILLER
7 PLEASANT STREET
WEST LEBANON, NEW HAMPSHIRE
03784

M 73 L71
PETER H. & NANCY J. SIMPSON
6 PLEASANT STREET
WEST LEBANON, NEW HAMPSHIRE
03784

M 73 L88
WEST LEBANON CONGREGATIONAL CHURCH
18 MAPLE STREET
WEST LEBANON, NEW HAMPSHIRE
0.31 ACRE 03784



— DEED REFERENCES —

1. GROWTH CAP MANAGEMENT LLC TO GROWTH CAP INVESTMENTS LLC DATED: JANUARY 8, 2023 RECORDED IN GRAFTON COUNTY REGISTRY OF DEEDS IN BOOK 4805 PG. 125.
2. CONSTRUCTION EASEMENT — CHAPLIN ENTERPRISES, INC. TO THE CITY OF LEBANON, DATED: FEBRUARY 10, 2014, RECORDED IN COUNTY REGISTRY OF DEEDS IN BOOK 4040 PG. 132.

— NOTE —

NO RECORDED UTILITY EASEMENT WAS FOUND FOR THE OVERHEAD LINE LEADING TO POLE 51 FROM POLE 5.

— PLAN REFERENCE —

PLAN ENTITLED " EASEMENT 20 " ON LAND OF CHIPLIN ENTERPRISES, INC. PREPARED BY PATHWAYS CONSULTING, LLC, DATED: 04/12/13 AS PROJECT NO. 10130.

— NOTES —

1. ZONED — R3 (RESIDENTIAL 3)
FRONT & REAR BUILDING SETBACKS — 20'
SIDE YARD BUILDING SETBACK — 15'
2. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE
3. FIELD SURVEY WAS COMPLETED ON JANUARY 4, 2024.
4. THERE ARE NO CONSERVATION, OR PRESEVATION RESTRICTIONS ON THE PROPERTY.
5. THE CITY OF LEBANON HAS A CONSTRUCTION EASEMENT OVER THE PROPERTY (SEE DEED REFERENCE 2)
" LIBERTY " WILL BE GRANTED A UTILITY EASEMENT OVER THE PROPERTY.
6. ANY NEW ELECTRIC, TELEPHONE AND CABLE TV DISTRIBUTION SYSTEMS WILL BE UNDER GROUND.
7. THIS PLAT WAS APPROVED PERSUANT TO THE CITY OF LEBANON SUBDIVISION REGULATIONS LAST REVISED JUNE 28, 2021.

A PARCEL OF LAND WHICH HAS BEEN REVIEWED AND APPROVED AS PART OF A MINOR SUBDIVISION SHALL NOT BE ELIGIBLE FOR FURTHER SUBDIVISION REVIEW UNDER THE MINOR SUBDIVISION PROCEDURES FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF THE MINOR SUBDIVISION APPROVAL.

LATEST REVISIONS INCLUDE: LOCATION OF CONSTRUCTION EASEMENT, ADDITION OF UTILITY EASEMENT

— LEGEND —

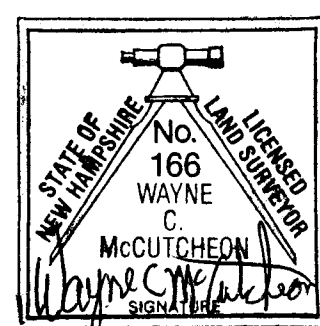
- CB III — DRAINAGE CATCH BASIN
- DMH O — DRAINAGE MANHOLE
- S — SEWER LINE
- SCO — 4" SEWER CLEANOUT
- VENT — 4" SEWER VENT
- W — WATER LINE
- WSO O — WATER SHUT OFF
- GV O — WATER MAIN GATE VALVE
- U — UTILITY POLE
- T&E — OVERHEAD TELEPHONE & ELECTRIC LINE
- 420 — 2 FOOT CONTOUR LINE

ACCESS TO 73-70-100
PARCEL 73-70-100 AT 20 MAPLE STREET WILL GAIN ACCESS OVER PARCEL 73-70 AT 22 MAPLE STREET WITHIN A 17' X 120' ACCESS AND EGRESS EASEMENT NORTH OF THEIR COMMON BOUNDARY. SAID EASEMENT AGREEMENT IS TO BE RECORDED IN GRAFTON COUNTY REGISTRY OF DEEDS.

THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL REQUIREMENTS OF THE NOTICE OF ACTION AND SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION.

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT SHOWN HEREON, AND THIS PLAT IS MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

Wayne C. McCutcheon



MINOR SUBDIVISION PLAN OF LAND
OWNED BY
GROWTH CAP INVESTMENTS LLC
22 MAPLE STREET
GRAFTON COUNTY
WEST LEBANON, NEW HAMPSHIRE
SCALE: 1"=20' JANUARY 4, 2024

0 20 40 60 80 100

PLAN REVISED: JANUARY 31, 2024
PLANNING BOARD NUMBER (2024-06-MIN)

OWNER OF RECORD
GROWTH CAP INVESTMENTS LLC
7 HANSON DRIVE
MERRIMACK, NEW HAMPSHIRE
03054

WAYNE McCUTCHEON ASSOCIATES, INC
492 WASHINGTON STREET
CLAREMONT, NEW HAMPSHIRE
PROJECT NO.1675923



CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 Dartmouth College Highway
Lebanon, NH 03766

February 8, 2024

Tim Corwin
Deputy Director of Planning & Development
51 N. Park Street
Lebanon, NH 03766

RE: Lahaye Drive – Mt Support Road Intersection Project

Dear Mr. Corwin,

Attached please find plan view sheets of the above-referenced project. These plans are provided for use during our pending discussion with the planning board, and their pending decision as to whether a public hearing is desired.

Should you have any questions or need additional information, you can contact me at 603-448-3112 or by email at brian.vincent@lebanonnh.gov.

Sincerely,

Brian Vincent, P.E.
City Engineer

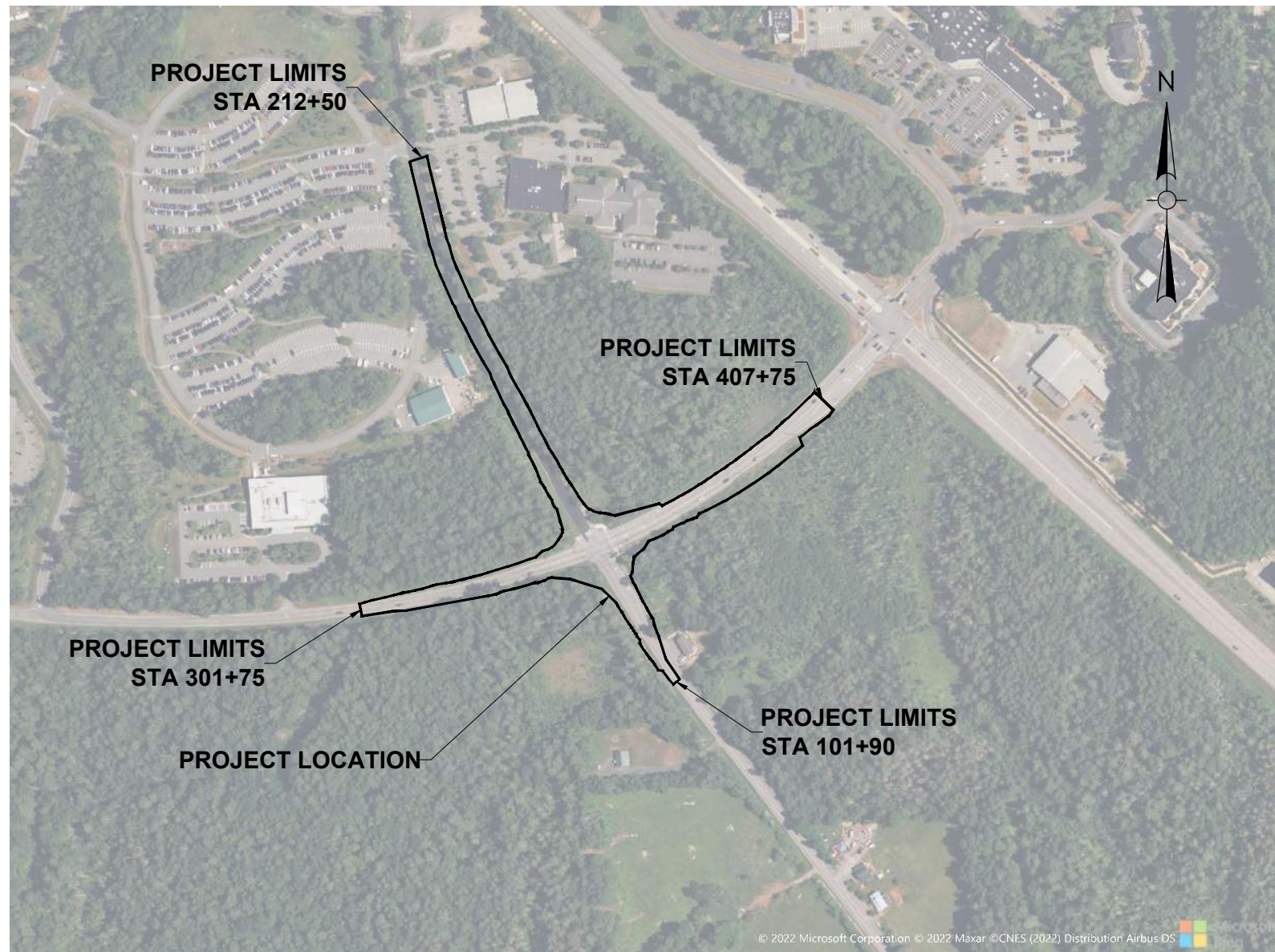
Cc: Jay Cairelli, Director of Public Works

Attachments: Project Plan Sheets

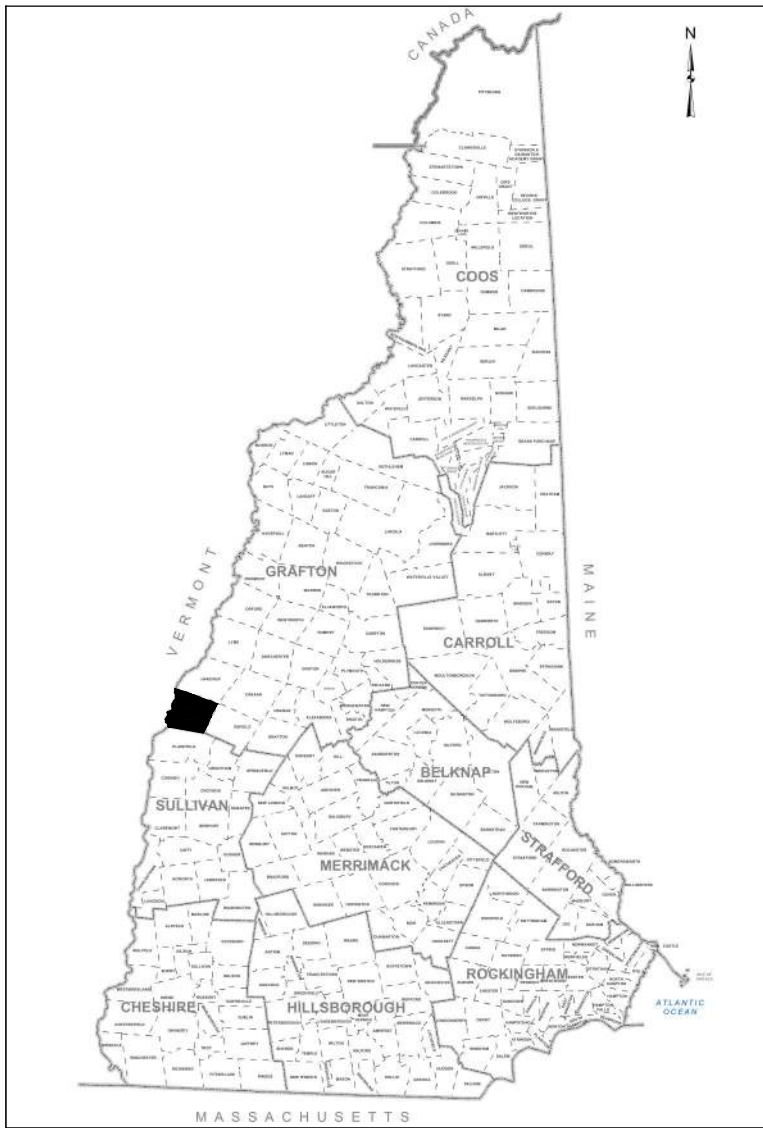
CITY OF LEBANON, NEW HAMPSHIRE

LAHAYE DRIVE AT MOUNT SUPPORT ROAD INTERSECTION IMPROVEMENTS

CITY OF LEBANON DPW: 193 DARTMOUTH COLLEGE HIGHWAY, LEBANON, NH 03766



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET & INDEX
2	KEY PLAN
3	GENERAL NOTES, LEGEND, & ABBREVIATIONS
4 - 5	TYPICAL SECTIONS
6 - 10	CONSTRUCTION PROFILE
11 - 16	CONSTRUCTION PLAN
17 - 22	CURB TIE PLAN
23 - 28	SIGN & PAVEMENT MARKINGS PLAN
29	PAVEMENT MARKING DETAILS
30	TRAFFIC SIGN SUMMARY
31	SIGNAL TIMING AND PHASING
32 - 37	GRADING PLAN
38 - 43	UTILITY PLAN
44	DRAINAGE AND EROSION CONTROL DETAILS
45	TMP SIGN SUMMARY
46 - 87	TMP PHASING PLANS
88 - 105	CROSS SECTIONS

TIMOTHY MCNAMARA - MAYOR
NIK COATES - DEPUTY CITY MANAGER - PUBLIC WORKS
JAY CAIRELLI - ACTING PUBLIC WORKS DIRECTOR
BRIAN VINCENT, PE - CITY ENGINEER
ROD FINLEY, PE - CITY ENGINEER



CITY SEAL

Issued Date:

August 2023

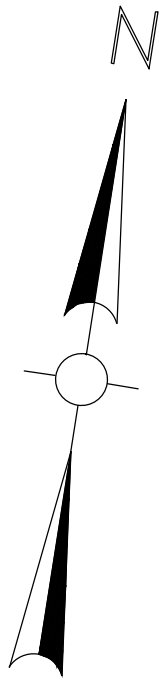


Know what's below.
Call before you dig.

Issued For:

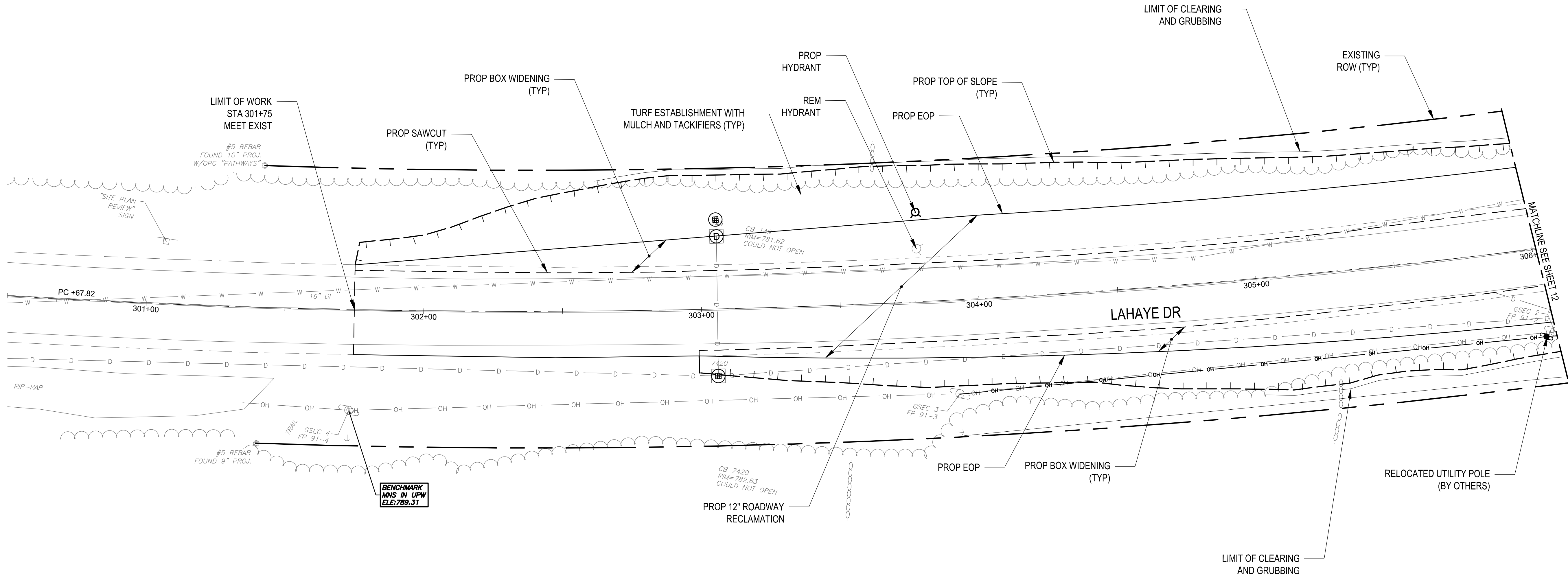
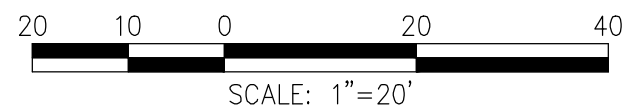
NOT RELEASED FOR CONSTRUCTION

Weston & Sampson
Weston & Sampson Engineers, Inc.
150 Dow Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonandsampson.com



10-B-200
MARY HITCHCOCK
MEDICAL CENTER
ONE MEDICAL CENTER DRIVE
LEBANON, NH 03756

24-4
DARTMOUTH COLLEGE
TRUSTEES
PO BOX 5188
HANOVER, NH 03755



Project:
**LAHAYE DRIVE AT
MOUNT SUPPORT
ROAD INTERSECTION
IMPROVEMENTS**

Weston & Sampson
Weston & Sampson Engineers, Inc.
150 Dow Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:		
No.	Date	Description

Seal:

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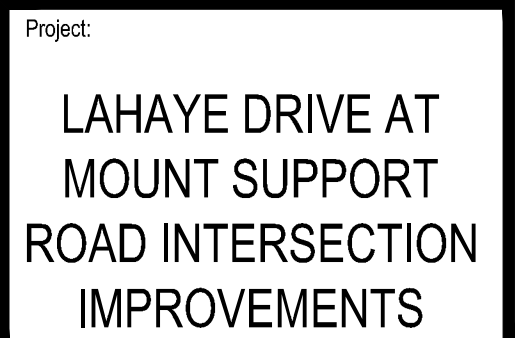
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Date: August 2023
Drawn By: CMG
Reviewed By: JWS
Approved By: JWS

W&S Project No.: ENG21-1276
W&S File No.:

Drawing Title:
**CONSTRUCTION
PLAN 1**

Sheet Number:
11

Rev. 1.0 Date: 11/2021



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150 Dow Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:

Seal:

Issued For:

Scale: AS SHOWN

Date: August 2023

Drawn By: CMG

Reviewed By: JWS

Approved By: JWS

W&S Project No.: ENG21-1276

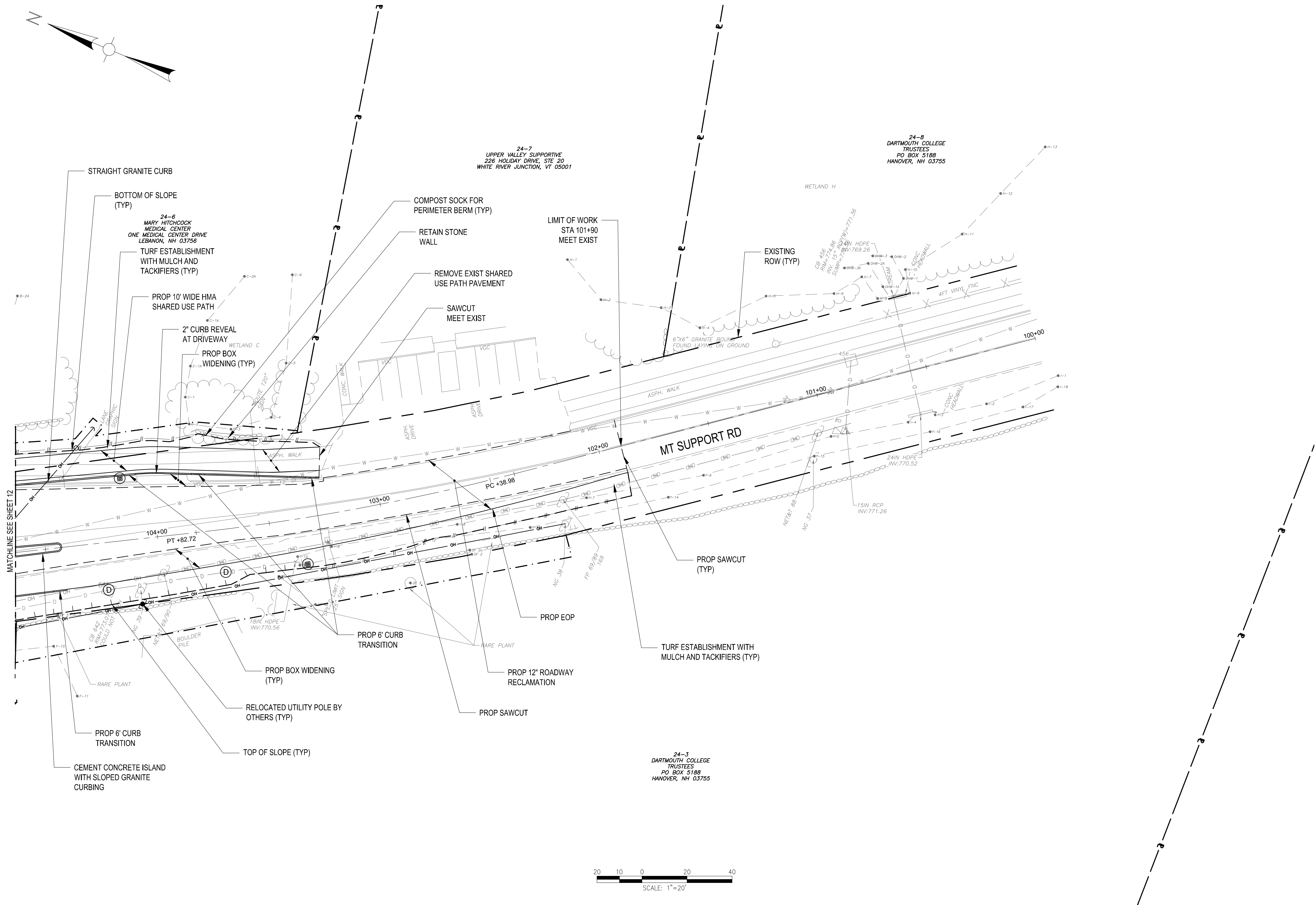
W&S File No.:

Drawing Title:

Sheet Number:

Rev: 1.6 Date: 11/2021

c:\w\lmecon\mhang1-1278 lahaye at mt support road design\cadd\cadd\construction\lane_r1.dwg



Project:

LAHAYE DRIVE AT
MOUNT SUPPORT
ROAD INTERSECTION
IMPROVEMENTS

Weston & Sampson

Weston & Sampson Engineers, Inc.
150 Dow Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

Seal:

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SAMPSON, INC.

Issued For:

FINAL DESIGN

Scale: AS SHOWN

Date: August 2023

Drawn By: CMG

Reviewed By: JWS

Approved By: JWS

W&S Project No.: ENG21-1276

W&S File No.:

Drawing Title:

CONSTRUCTION
PLAN 4

Sheet Number:

14

Rev. 1.0 Date: 11/20/21

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CITY OF LEBANON
DEPARTMENT OF PUBLIC WORKS
193 Dartmouth College Highway
Lebanon, NH 03766

February 8, 2024

Tim Corwin
Deputy Director of Planning & Development
51 N. Park Street
Lebanon, NH 03766

RE: Lahaye Drive MUP TAP Project

Dear Mr. Corwin,

Attached please find plan view sheets of the above-referenced project. These plans are provided for use during our pending discussion with the planning board, and their pending decision as to whether a public hearing is desired.

Should you have any questions or need additional information, you can contact me at 603-448-3112 or by email at brian.vincent@lebanonnh.gov.

Sincerely,

Brian Vincent, P.E.
City Engineer

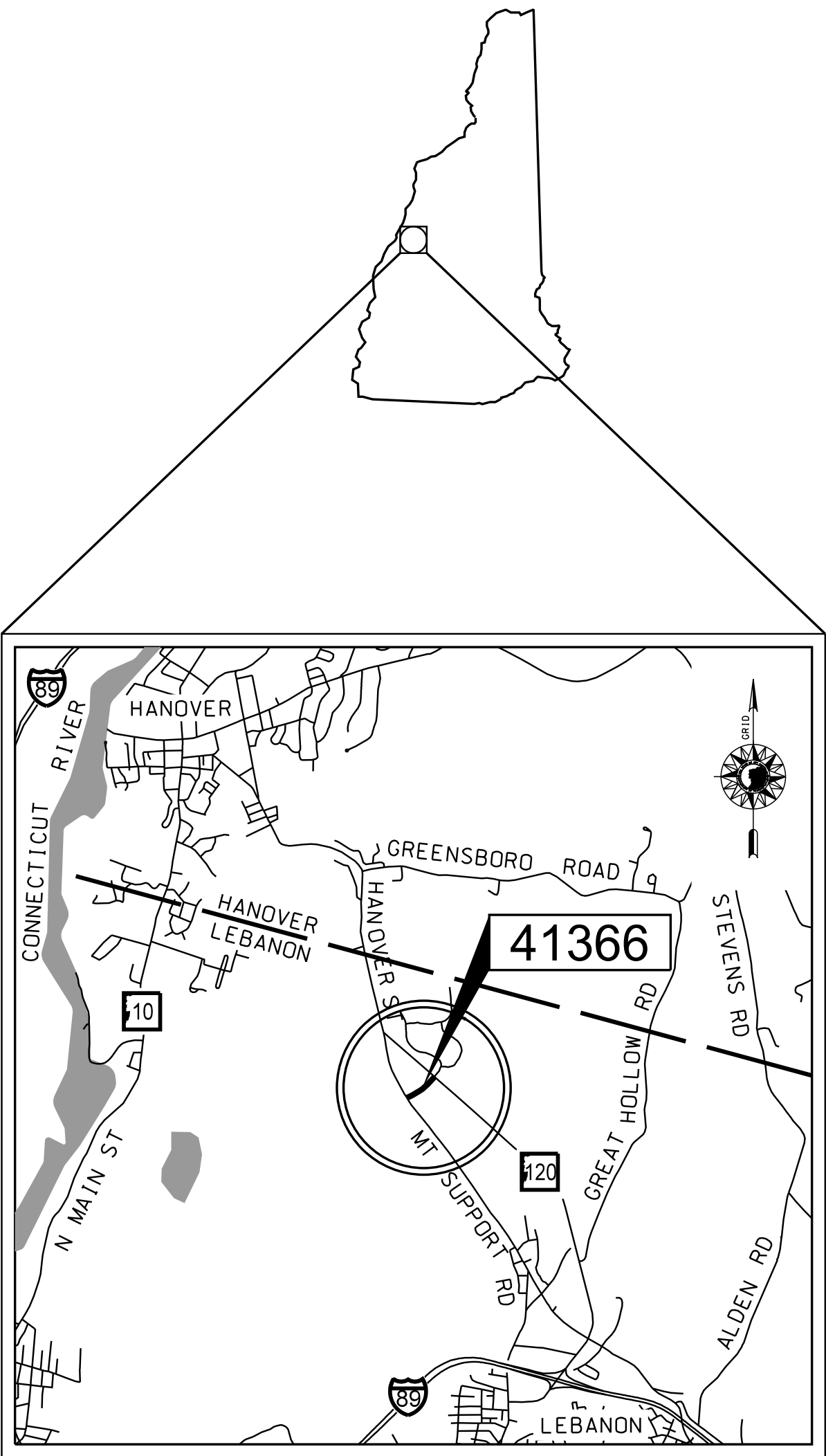
Cc: Jay Cairelli, Director of Public Works

Attachments: Project Plan Sheets

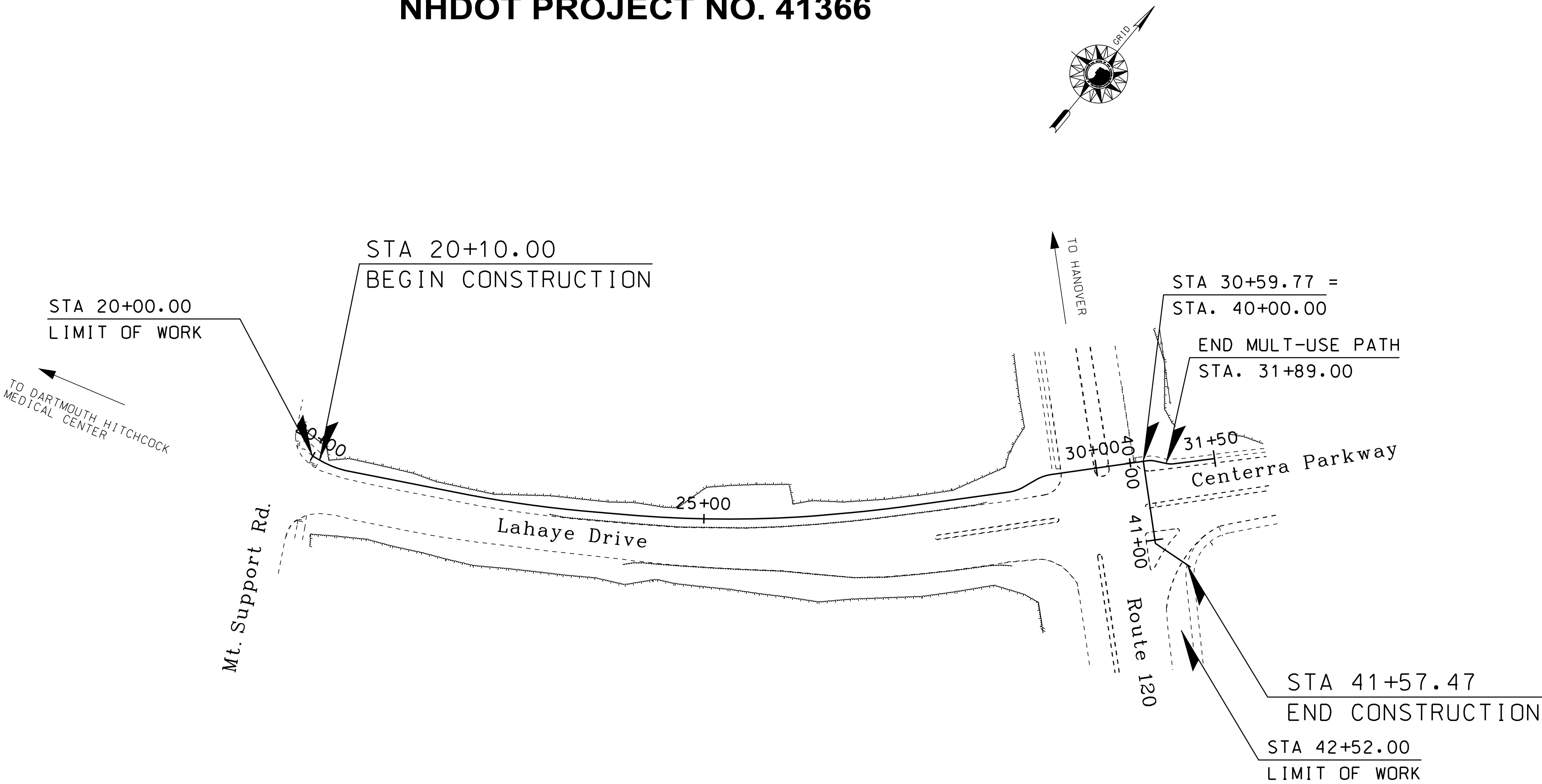
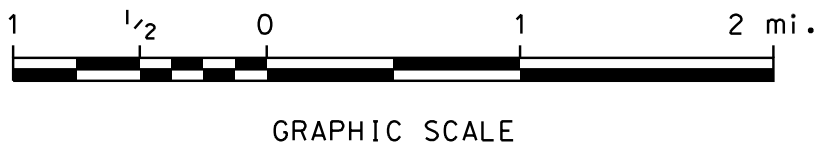
CONSTRUCTION PLANS

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

LAHAYE DRIVE MULTI-USE PATH
FHWA PROJECT NO. X-A004(617)
NHDOT PROJECT NO. 41366



LOCATION MAP



CITY OF LEBANON
COUNTY OF GRAFTON
SCALE: 1" = 100'

CONTRACT PLANS

DATE 11/2/2023

NOT FOR CONSTRUCTION

CITY OF LEBANON, NEW HAMPSHIRE

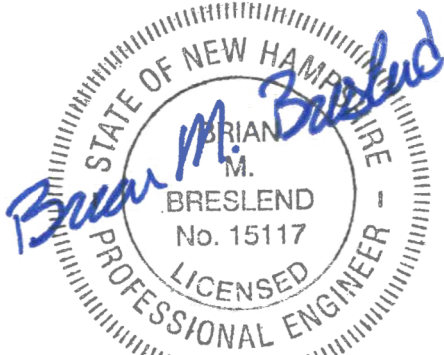
DUBOIS & KING PROJECT NO.	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
624260	41366	1	68

11/2/2023

ENGINEER: BRIAN M. BRESLEND NO. 15117
LAND SURVEYOR: MICHAEL B. BEWIS NO. 00612
DATE 11/2/2023
DATE 11/2/2023
DRAWN BY GMC
CHECKED BY BMG

DuBois & King Inc.

ENGINEERING • PLANNING •
MANAGEMENT • DEVELOPMENT
6 GREEN TREE DRIVE
S. BURLINGTON, VT 05403
TEL: (802) 878-7861
FAX: (866) 783-7101
www.dubois-king.com
GILFORD, NH
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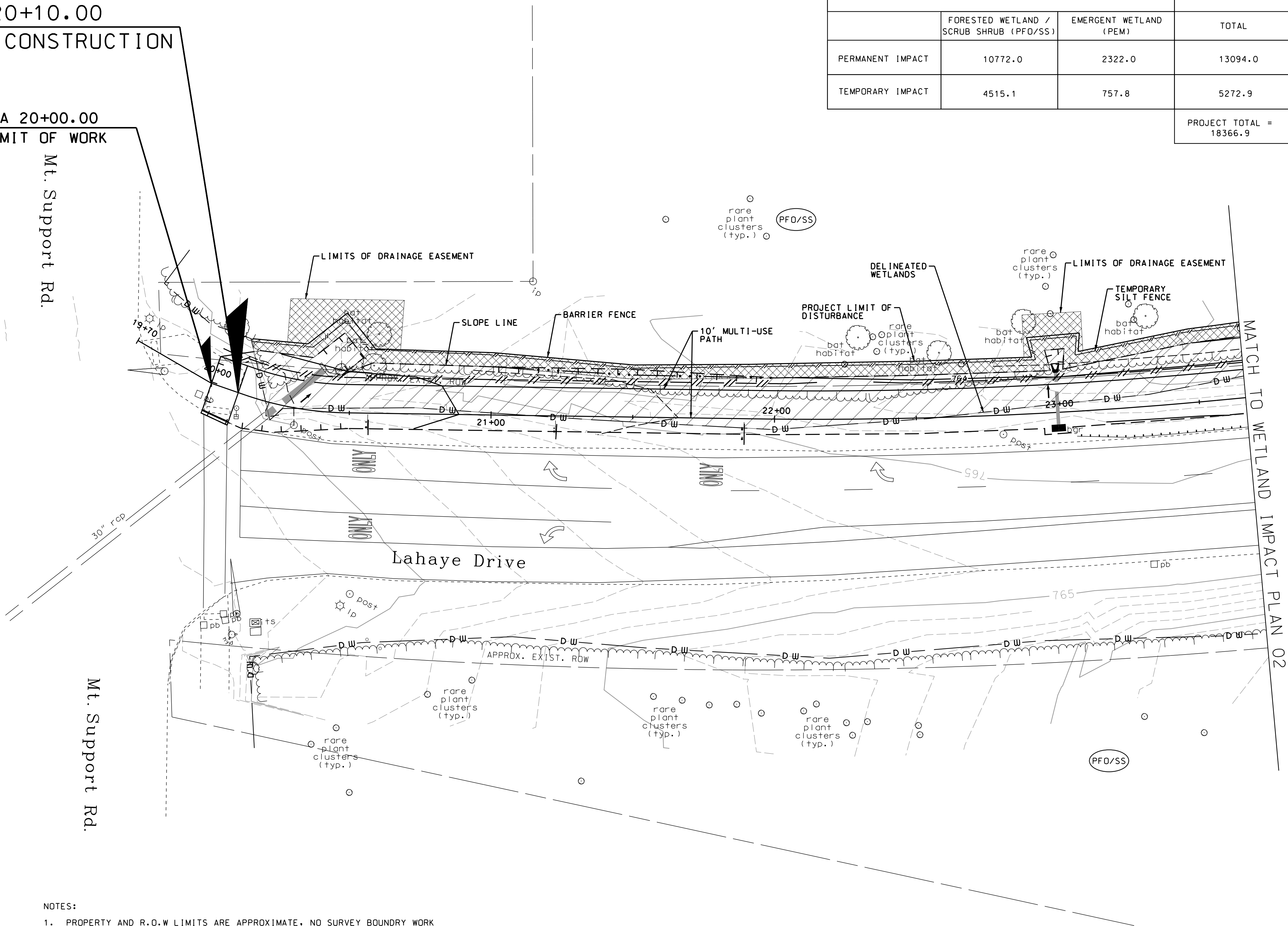
SDR PROCESSED	DATE	REVISIONS AFTER PROPOSAL			
NEW DESIGN	GMC	DATE	11/6/2023	STATION	DESCRIPTION
SHEET CHECKED	BMB	DATE	11/6/2023		
AS BUILT DETAILS		DATE			

STA. 20+10.00
BEGIN CONSTRUCTION

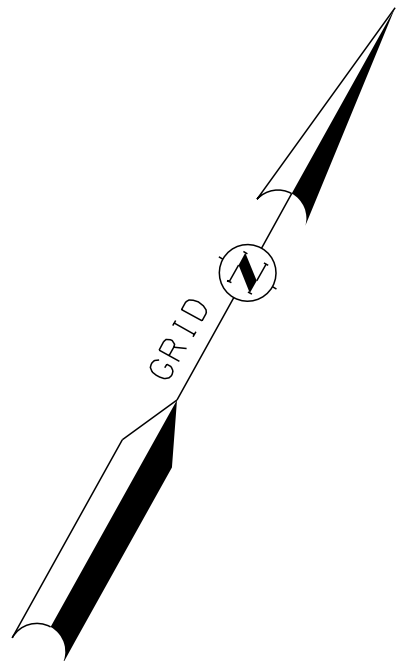
STA 20+00.00
LIMIT OF WORK

Mt. Support Rd.

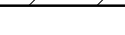
Mt. Support Rd.



WETLAND IMPACT AREAS (SF)			
	FORESTED WETLAND / SCRUB SHRUB (PFO/SS)	EMERGENT WETLAND (PEM)	TOTAL
PERMANENT IMPACT	10772.0	2322.0	13094.0
TEMPORARY IMPACT	4515.1	757.8	5272.9
			PROJECT TOTAL = 18366.9



LEGEND

-  PERMANENT WETLAND IMPACT AREA
 TEMPORARY WETLAND IMPACT AREA
 FILL SLOPE
 SILT FENCE WITH SUPPORT FENCE
 DELINEATED WETLANDS
 PROJECT LIMIT OF DISTURBANCE
 WETLAND CLASSIFICATION

NOTES:

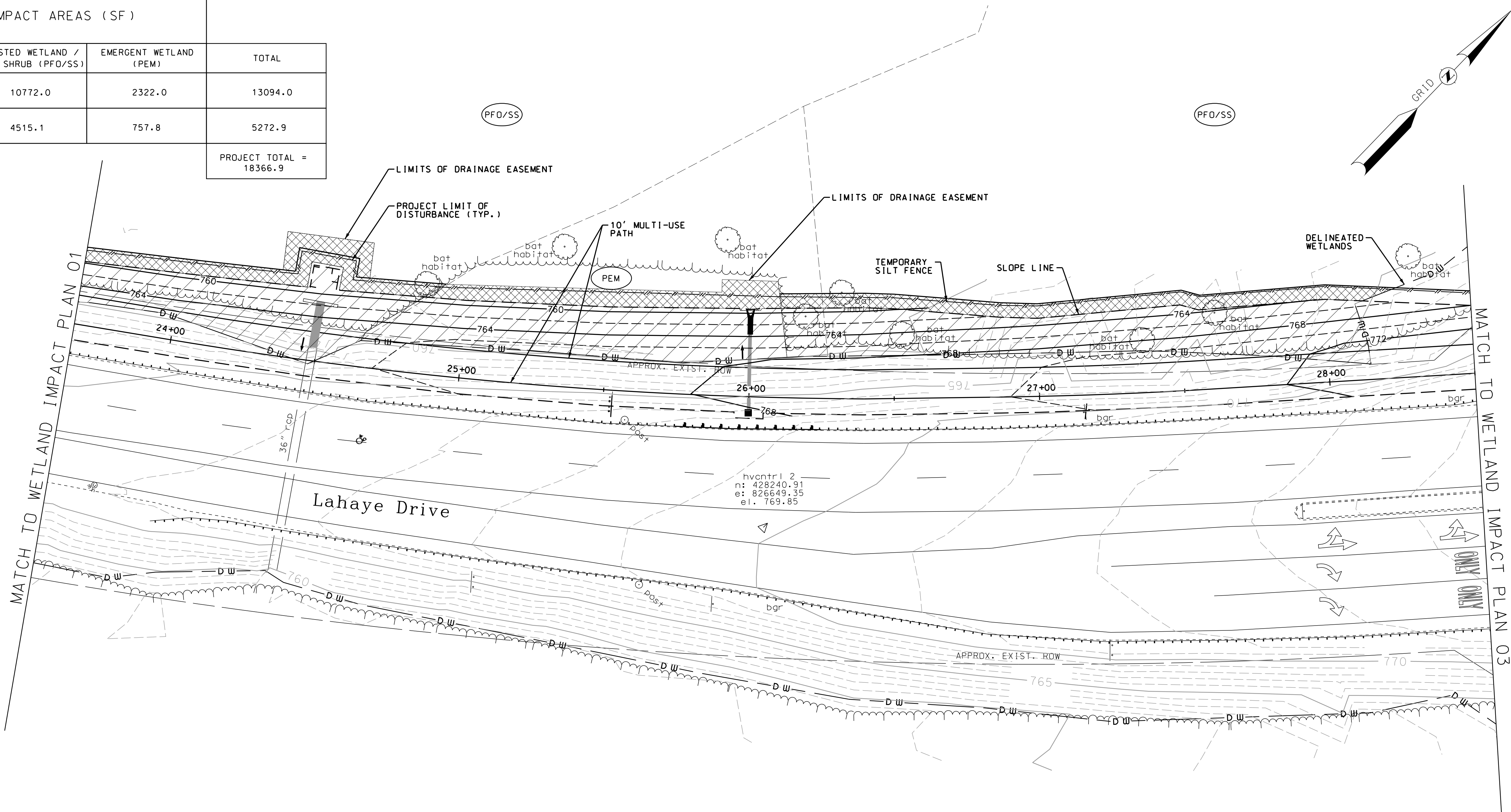
1. PROPERTY AND R.O.W LIMITS ARE APPROXIMATE. NO SURVEY BOUNDARY WORK HAS BEEN CONDUCTED.
2. WETLAND DELINEATION PERFORMED BY CHARLOTTE W. BRODIE, CWS NO. 00244 OF DUBOIS & KING, INC. ON MAY 10, 2017.
3. SURVEY WORK PERFORMED BY DUBOIS & KING ON MARCH 15, 2018.
4. THE WETLAND IS PALUSTRINE EMERGENT (PEM) AND PALUSTRINE FORESTED/SCRUB SHRUB (PFO/SS). THE COMMON WETLAND VEGETATION INCLUDES CATTAILS, SOFT RUSH, SENSITIVE FERN, REED, ANANAR, PURPLE LOOSESTIFE, DARK GREEN BUSH, MEADOWSWEET, WILLOW, GREY BIRCH, SHADBUSH, ALDER, RED-OSIER DOGWOOD, BUCKTHORN, AND BALSAM FIR.
5. THIS PROJECT AREA IS OUTSIDE THE 100-YR. FLOODPLAIN.



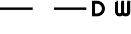
CITY OF LEBANON, NEW HAMPSHIRE			
<i>WETLAND IMPACTS PLAN 01</i>			
DGN	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
wetland impacts	41366	62	68

[illegible]

WETLAND IMPACT AREAS (SF)			
	FORESTED WETLAND / SCRUB SHRUB (PFO/SS)	EMERGENT WETLAND (PEM)	TOTAL
PERMANENT IMPACT	10772.0	2322.0	13094.0
TEMPORARY IMPACT	4515.1	757.8	5272.9
			PROJECT TOTAL = 18366.9



LEGEND

- | | |
|---|-------------------------------|
|  | PERMANENT WETLAND IMPACT AREA |
|  | TEMPORARY WETLAND IMPACT AREA |
|  | FILL SLOPE |
|  | SILT FENCE WITH SUPPORT FENCE |
|  | DELINEATED WETLANDS |
|  | PROJECT LIMIT OF DISTURBANCE |
|  | WETLAND CLASSIFICATION LIMITS |
|  | WETLAND CLASSIFICATION |

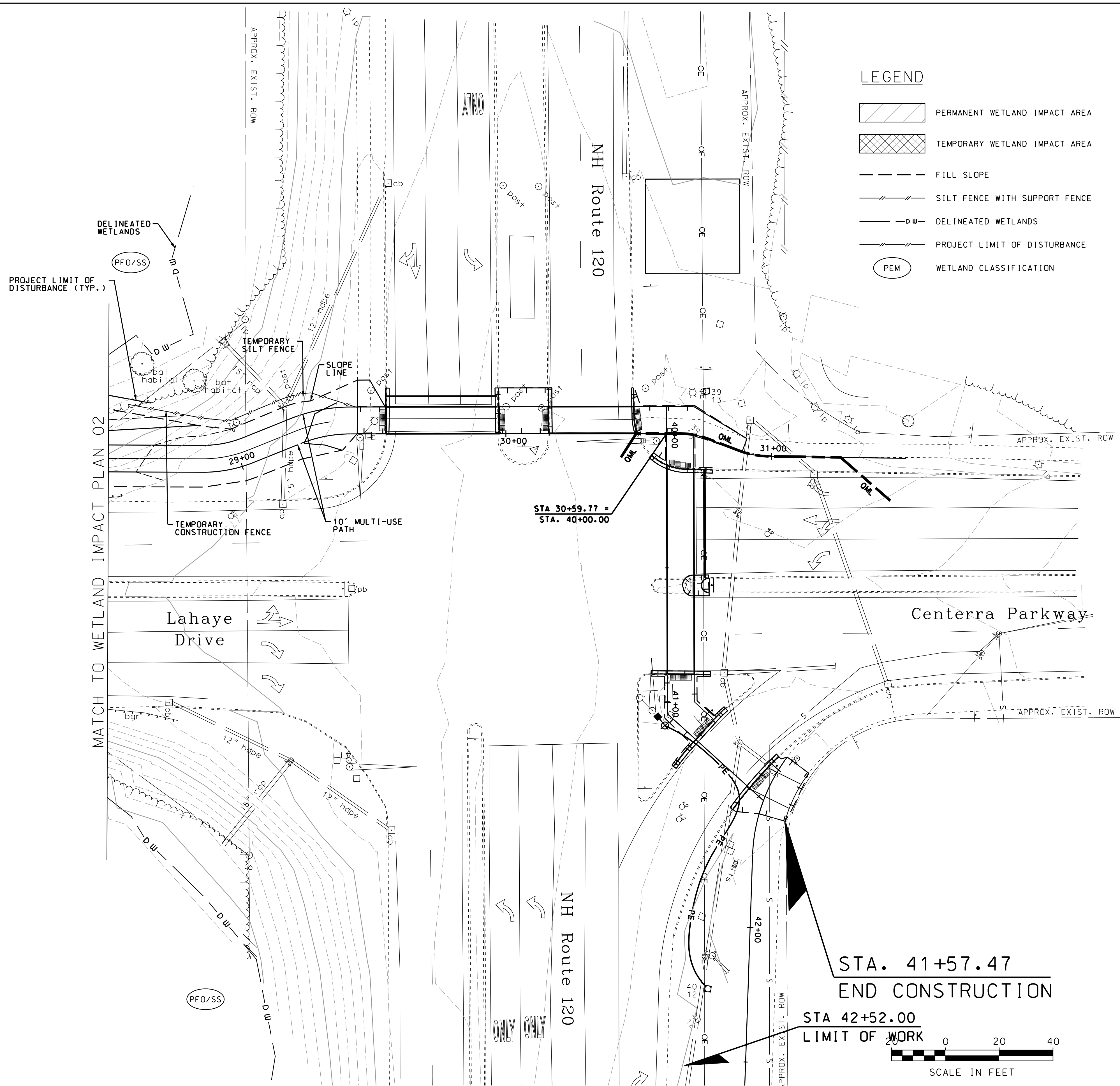
NOTES:

1. PROPERTY AND R.O.W LIMITS ARE APPROXIMATE. NO SURVEY BOUNDARY WORK HAS BEEN CONDUCTED.
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5. THIS PROJECT AREA IS OUTSIDE THE 100-YR. FLOODPLAIN.



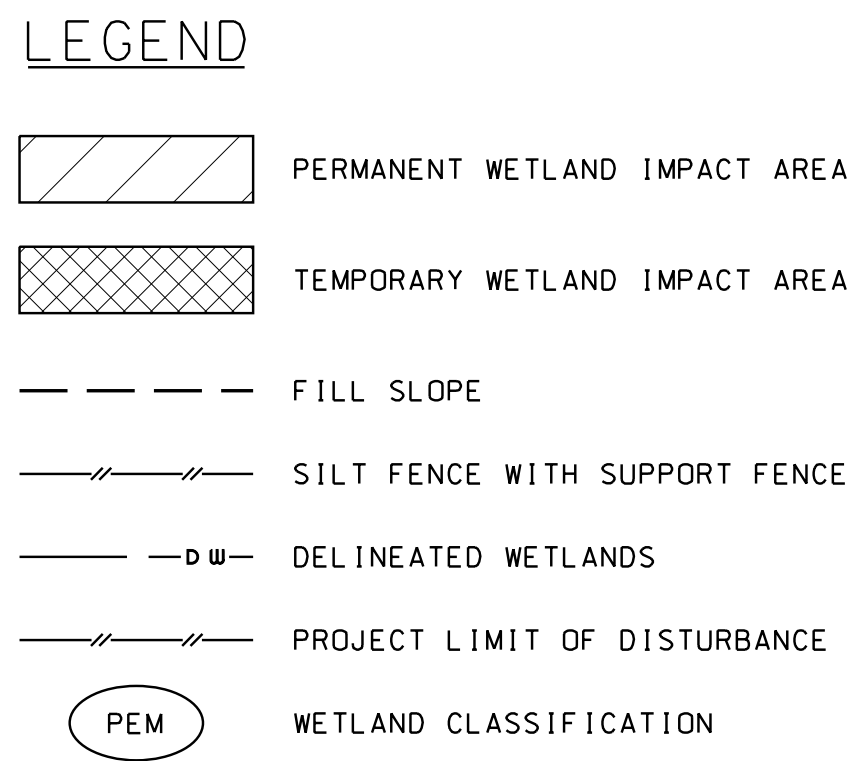
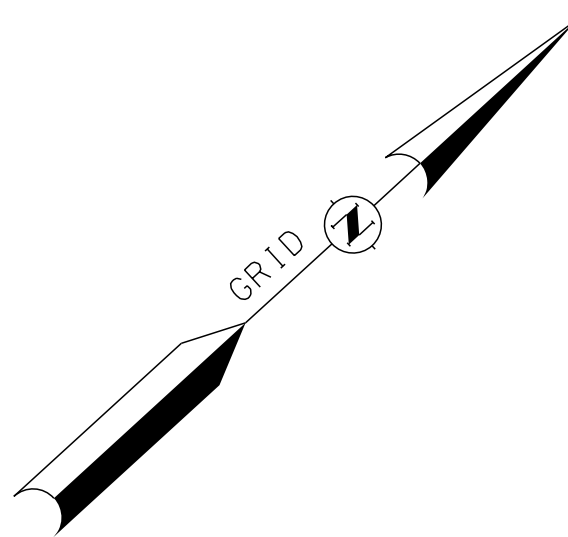
CITY OF LEBANON, NEW HAMPSHIRE			
WETLAND IMPACTS PLAN 02			
DGN	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
wetland impacts	41366	63	68

SDR PROCESSED			DATE		REVISIONS AFTER PROPOSAL			
NEW DESIGN	GMC	DATE	11/6/2023		STATION		STATION	DESCRIPTION
SHEET CHECKED	BMB	DATE	11/6/2023					
AS BUILT DETAILS			DATE					



WETLAND IMPACT AREAS (SF)			
	FORESTED WETLAND / SCRUB SHRUB (PFO/SS)	EMERGENT WETLAND (PEM)	TOTAL
PERMANENT IMPACT	10772.0	2322.0	13094.0
TEMPORARY IMPACT	4515.1	757.8	5272.9
			PROJECT TOTAL = 18366.9

- NOTES:
1. PROPERTY AND R.O.W LIMITS ARE APPROXIMATE, NO SURVEY BOUNDARY WORK HAS BEEN CONDUCTED.
 2. WETLAND DELINEATION PERFORMED BY CHARLOTTE W. BRODIE, CWS NO. 00244 OF DUBOIS & KING, INC. ON MAY 10, 2017.
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 5. THIS PROJECT AREA IS OUTSIDE THE 100-YR. FLOODPLAIN.



**DuBois
& King^{inc.}**

CITY OF LEBANON, NEW HAMPSHIRE			
WETLAND IMPACTS PLAN 03			
DGN	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
wetland impacts	41366	64	68

DRAFT

**LEBANON PLANNING BOARD
REGULAR SESSION
MONDAY, JANUARY 08, 2024 6:30 PM
COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Matthew Hall (Chair), Jeremy Rutter (Vice Chair), Richard Ford Burley, Andrew Faunce, Patrick Kennelly, Kathie Romano (REMOTE)

MEMBERS ABSENT: Karen Zook (City Council Rep), Laurel Stavis

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Rod Finley (City Engineer), Brian Vincent (City Engineer)

1. CALL TO ORDER

Chair Hall called the meeting to order at 6:30pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. ELECTION OF OFFICERS

Chair Hall moved the Election of Officers agenda item to later in the meeting.

He also said Agenda Item **4D. Lebanon Opera House (applicant), City of Lebanon (property owner), 51 North Park Street (Tax Map 91, Lot 246), zoned LD:** Request for Site Plan Review for proposed exterior building lighting. **PB2024-04-SPR** – would not be discussed at this meeting.

3. NOTICE OF REGIONAL IMPACT

Chair Hall said Notice of Regional Impact would be discussed at the next meeting.

4. PUBLIC HEARING ITEMS

- A. City of Lebanon (applicant), Mary Hitchcock Memorial Hospital (property owner), 1 Medical Center Drive (Tax Map 10, Lot 8), zoned MC:** Request for Site Plan Review to install a water system interconnection and a water booster pump station. **PB2024-01-GOV**

Chair Hall said he works on behalf of Dartmouth Hitchcock Medical Center (DHMC). He explained that, since application will be reviewed as a Governmental Land Use (pursuant to RSA 674:54), he planned to act as Chair but not to contribute to the discussion. No one had an objection to his continuing to participate as Chair. He noted that the Planning Board will not vote on this item but will offer its perspective and give members of the public a chance to speak on it.

Project Overview

Mr. Finley gave an overview of the project. He explained that the current water valve at the town line (near Jesse's restaurant) controls the pressure for water flow from Lebanon to Hanover as a backup emergency water source. He said Lebanon's water pressure is higher than Hanover's by about 50PSI.

He said DHMC is proposing this project, which includes a water booster pump and water connections, to provide a backup emergency water source from Hanover to Lebanon. He said he has completed a design of the pump station and system, which has been approved by the state and has gone out to contractor bid a few days ago. He said the station will include a manual transfer switch, which allows the City to use a portable generator to pump water in the event of a water and power loss.

Mr. Finley said the project is being funded by DHMC and by a grant provided by the Drinking Water and Groundwater Trust Fund, and will serve DHMC, the Centerra Market Place, the Altaria apartments, and the surrounding neighborhoods. He said, once a contractor has been selected, there would be a shop drawing review and then the pump would be ordered. He noted that it will probably be 6-8 months for the pump station to be delivered. He said he is working on getting an easement for the City from DHMC for the area around the station because the City will maintain the equipment and area.

Board Comments

Mr. Rutter asked about interruptions to traffic during work on the project. Mr. Finley said there are interconnections to the road that would affect traffic. He said the City will install message boards and hire flaggers and police officers (if needed) to direct traffic at those times. He said two-way traffic should be maintained at all times through the project.

Chair Hall invited Public Comment. There was none. Chair Hall closed the Public Hearing.

B. Edwards Properties, LLC, 99 Heater Road (Tax Map 78, Lot 41), zoned IND-L: Request for a Conditional Use Permit pursuant to Section 303.2 of the Zoning Ordinance for a proposed office use. PB2024-02-CUP

Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Jeremy Rutter that the application of Edwards Properties, LLC, 99 Heater Road (Tax Map 78, Lot 41), zoned IND-L: Request for a Conditional Use Permit pursuant to Section 303.2 of the Zoning Ordinance for a proposed office use is complete enough for the Planning Board to accept jurisdiction and commence review. The motion was seconded by Richard Ford Burley.

**The MOTION was approved (5-0).*

Attorney Barry Schuster said he represents Edwards Properties in this matter. He said Ms. Amy Stebbins and Mr. Ben Stebbins, of Aslan's Maintenance company, would like to move their office from 5 Edwards Street in Lebanon to the 99 Heater Road location.

[Kathie Romano joined the meeting at 6:42pm]

Project Overview

Mr. Schuster said the building is currently two residential units. Ms. Stebbins said one side will remain residential and the other (the side next to the garage) will be used by Aslan's Maintenance as office space.

Mr. Schuster said there will be no exterior construction for this project but there will be interior renovations. He noted that there is an error in the plans included in the meeting agenda packet: he said the

plans include the availability of public services, but he said the site has its own approved septic system and has never been connected to the City's sewer line.

Mr. Dan Nash (Advanced Geomatics & Design) said the building will be renovated to include a one-bedroom apartment, office space, and storage space for supplies. He said he calculated it would require four parking places. He noted there are two spaces in the garage, which can be used by employees.

Ms. Stebbins said the business is a contract janitorial business and provides services to businesses in Lebanon, Hanover, and Hartford, Vt. She said three employees work during the day shift and then they are replaced by three employees who work the evening shift. She said their current location used to be mostly residential, so the employees are used to being quiet during the evening shift.

Staff Comments

Mr. Corwin noted that the size of the proposed residential and office space needs to be clarified. He said there is a 50-square-foot difference between the "livable space" identified in the City's assessing records and the combined area of the one-bedroom apartment and the office space in the 99 Heater Road location, as calculated in the application. He said the impact of the difference is that the applicants may be required to provide a minimum of five parking spaces and not four, as has been presented. He also explained that per the definition of "off-street parking space" in the Zoning Ordinance, the parking spaces will need to be striped and properly maintained by the applicant if the application for conditional use is approved.

Mr. Corwin read the proposed conditions of approval in the DRAFT motion, which was provided to the Board prior to the meeting:

1. *The applicant shall obtain a Zoning Permit per Section 901.1 of the Zoning Ordinance, and a Building Permit, if required by the Building Code.*
2. *Prior to application for a Zoning Permit, the applicant shall submit a floor plan identifying the 450 sq. ft. office space within the building and the 1,200 sq. ft. one-bedroom dwelling.*
3. *The 450 sq. ft. office space may be used only for uses that satisfy the definition of "office" as set forth in Appendix A of the Zoning Ordinance.*
4. *No outdoor storage is permitted.*
5. *No parking or equipment storage shall be permitted within the City's right-of-way depicted on the plot plan titled, "Site Plan for Lot 78-41," dated 12/21/23, prepared by Advanced Geomatics & Design.*
6. *Impact fees calculated pursuant to Section 213 of the Zoning Ordinance shall be assessed prior to the issuance of a building permit and shall be paid prior to the issuance of a Certificate of Occupancy.*
7. *Prior to the issuance of a Certificate of Occupancy, the applicant shall stripe the parking spaces depicted on the plot plan titled, "Site Plan for Lot 78-41," dated 12/21/23, prepared by Advanced Geomatics & Design.*
8. *The plot plan titled, "Site Plan for Lot 78-41," dated 12/21/23, prepared by Advanced Geomatics & Design is incorporated as a condition of approval and shall be attached to this*

1 *decision as an exhibit. Any changes to the site plan that are made for any reason shall require*
2 *approval by the Planning Board.*

3
4 Board Comments

5 Chair Hall asked why impact fees would be charged. Mr. Corwin said the 99 Heater Road building was
6 used as residential only and the proposed use is for office and residential. He said whenever a change of
7 use is proposed, impact fees are imposed.

8 Mr. Ford Burley asked whether the sidewalk is included in the “City’s right-of-way” in reference to the
9 condition that no parking or storage is permitted with the City’s right-of-way. Mr. Corwin confirmed the
10 sidewalk is included. Mr. Nash said the applicant did order a boundary survey to determine the exact
11 boundaries of the property. He said, as soon as they receive the report, they will let the City know if any
12 changes need to be made to the site plan. Mr. Ford Burley said he was concerned that overflow parking
13 may block the sidewalk.

14 Mr. Nash asked the board to consider waiving the “stacking” parking requirement found in the zoning
15 ordinance “off-street parking” definition because employees can move any vehicles that may be in front
16 of the garage so other employees could use the parking spaces in the garage. Ms. Stebbins said the garage
17 will actually be used for storage and not for parking.

18 [Ms. Romano said the reason she is attending remotely is she is out of town.]

19 Ms. Stebbins also said two, tow-behind trailers (widest one being about eight feet wide) will be parked
20 parallel to the garage. Mr. Corwin said the trailer storage area should be included in the site plan, and that
21 a conditional use permit for outdoor storage may also be required.

22 Ms. Romano asked if this might be a good time for the applicant to have this property connected to the
23 public sewer line instead of using the private septic tank it currently uses. Mr. Corwin said he did not
24 know if a change of use would trigger a requirement to connect to the sewer line, but he said he would
25 find out. Mr. Nash said the closest sewer line runs across the street and it is not feasible to connect this
26 property to it.

27 Ms. Romano also asked whether the proposed 1,200-square-foot one-bedroom apartment would be made
28 into a two-bedroom space, and whether the parking requirements would be different if it were a two-
29 bedroom apartment. Mr. Corwin said the floor plan should identify if the apartment is a one-bedroom or
30 two-bedroom. He said a two-bedroom apartment would require two parking spaces.

31 The group discussed whether the application should be continued at the next meeting. Mr. Corwin stated
32 that the January 29 meeting has a very full agenda. Several Board members said they thought this
33 application could be discussed quickly.

34 Mr. Corwin said the following items should be submitted by the applicant before next meeting:

- 35 • Complete floor plan
36 • Updated parking analysis
37 • Updated site plan including outdoor storage and trailer parking

38 *A MOTION by Jeremy Rutter that the discussion of the application of Edwards Properties, LLC, 99*
39 *Heater Road (Tax Map 78, Lot 41), zoned IND-L: Request for a Conditional Use Permit pursuant to*
40 *Section 303.2 of the Zoning Ordinance for a proposed office use will be continued to the January 29,*
41 *2024 Planning Board meeting. The motion was seconded by Patrick Kennelly.*

42
43 *Roll Call Vote:*

1 ***Voting in Favor – Mr. Ford Burley, Mr. Hall, Mr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Romano***

2 ***Voting Against – None***

3 ****The MOTION was approved (6-0).***

4
5 **A. Pike Industries, Inc, 335 Plainfield Road (Tax Map 157, Lot 5), zoned IND-H:** Request
6 for a Site Plan amendment and a Conditional Use Permit pursuant to Section 304.2 of the
7 Zoning Ordinance to expand the existing asphalt plant with the installation of additional
8 storage tanks and associated site work. **PB2024-03-CUPSPR**
9

10 Mr. Corey Gucwa and Mr. Justin Zdunczyk of Pike Industries, and Mr. Mark Antonia of Antonia Design,
11 attended the meeting on behalf of the applicant.
12

13 Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board
14 to accept jurisdiction and commence review.
15

16 ***A MOTION by Jeremy Rutter that the application of Pike Industries, Inc, 335 Plainfield Road (Tax***
17 ***Map 157, Lot 5), zoned IND-H: Request for a Site Plan amendment and a Conditional Use Permit***
18 ***pursuant to Section 304.2 of the Zoning Ordinance to expand the existing asphalt plant with the***
19 ***installation of additional storage tanks and associated site work is complete enough for the Planning***
20 ***Board to accept jurisdiction and commence review. The motion was seconded by Patrick Kennelly.***
21

22 ***Roll Call Vote:***

23 ***Voting in Favor – Mr. Ford Burley, Mr. Hall, Mr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Romano***

24 ***Voting Against – None***

25 ****The MOTION was approved (6-0).***
26

27 Mr. Gucwa provided an overview of the project, which he said involves the expansion of the existing
28 asphalt plant with the addition of two new 25,000-gallon tanks. He said one tank will hold asphalt cement
29 and the other will hold either asphalt cement or #2 fuel or specification-used oil. He said the specs and
30 plans have been approved by NH DES. He said the new tanks will not be visible to the road and he said
31 the expansion does not represent any new use for the site.
32

33 Mr. Gucwa explained the waivers being requested with the application, which were included in the
34 meeting agenda materials. He said stormwater changes to the site (as a result of the project) would be
35 minimal because the site is already paved with an impervious surface, but they are planning to add a dike
36 area to contain water on the site.
37

38 **Staff Comments**

39 Mr. Corwin said the DRAFT motion, included in the meeting agenda materials, was edited to include
40 only the sections that required waivers.
41

42 Mr. Vincent asked if the storage area will have a roof. Mr. Gucwa said there would not be a roof. Mr.
43 Vincent asked if rainwater would be contained. Mr. Gucwa said rainwater would collect in the 2.5-foot-
44 deep dike area. He said the expulsion of rainwater is controlled via a valve with a lock on it, which he
45 said they would use to let water out per SPCC regulations. He said the area may freeze during the winter,
46 but the site gate is locked and public access is prohibited.
47

48 **Board Comments**

49 Mr. Ford Burley asked if this expansion would lead to an increase in the amount of RFOs being burned.
50 Mr. Gucwa said the expansion will lead to an increase in the amount of fuel or oil that can be stored (and

fewer deliveries) at the facility, but not in what is burned at the site. He said Pike Industries has a state permit to operate and is regulated for what types of fuel it can burn.

Chair Hall invited Public Comment. There was none.

A MOTION by Jeremy Rutter that the application of PIKE INDUSTRIES INC., PB2024-03-CUPSPR, the Lebanon Planning Board APPROVE partial waivers from the following sections of the Site Plan Review Regulations:

- ***Section 5.1.E.5 – requiring a current survey of the property***
- ***Section 5.1.E.13 – requiring a lighting plan***
- ***Section 5.1.E.16 – requiring a landscaping plan***
- ***Section 6.6 – stormwater design requirements***

The motion was seconded by Patrick Kennelly.

Mr. Corwin noted that the waiver in the DRAFT motion, included in the meeting agenda materials, as “***Section 5.1.E.13 – requiring a landscaping plan***” should be “***Section 5.1.E.16 – requiring a landscaping plan.***” Mr. Rutter amended the motion to include this change.

Roll Call Vote:

Voting in Favor – Mr. Ford Burley, Mr. Hall, Mr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Romano

Voting Against – None

****The MOTION was approved (6-0).***

Chair Hall closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board APPROVE the application of PIKE INDUSTRIES INC. for a Conditional Use Permit and Site Plan Amendment to expand the existing asphalt plant with the installation of additional storage tanks and associated site work, located at 335 Plainfield Road, Tax Map 157 Lot 5, in the IND-H zone, PB2018-02-CUP, as shown on a plan set titled “Proposed Aboveground Oil Storage Tank Site Review Plans”, prepared by Antonia Design, LLC, dated December 29 2023, Project No. 22336, and including any and all supplemental submissions and testimony provided during the public hearing.

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Planning Board makes the following findings of fact:

- 1. The subject property, containing approximately 323.5+/- acres, is currently operated as a sand and gravel mine and also provides bulk materials and paving products on a wholesale and retail basis. The property is developed with many small buildings and an asphalt plant, as well as associated access, parking, landscaping and lighting improvements.***
- 2. The applicant requests a Conditional Use Permit and site plan amendment to allow an expansion of the existing asphalt plant with the installation of additional storage tanks, as described and as depicted in the application materials.***
- 3. Per §302.4.B of the Zoning Ordinance, the Planning Board may grant a Conditional Use Permit if it finds that the approval standards of §302.4.D have been met.***

II. CONCLUSIONS OF LAW

1 *As a result of the above findings of fact and based on testimony given, application materials presented,*
 2 *and supporting documents submitted:*

- 3
- 4 1. *The Board finds that the applicant has submitted plans, testimony, technical data, information,*
 5 *reports, and studies that together satisfactorily demonstrate compliance with the applicable*
 6 *requirements of the Site Plan Review Regulations, except as may have been waived pursuant to*
 7 *Section 7.1.*
- 8 2. *The Board concludes the following with respect to the Enhanced Performance Standards set*
 9 *forth in §302.4.D of the Zoning Ordinance:*
 - 10 a. *The site IS suitable for the proposal. (§302.4.D.1)*
 - 11 b. *The external impacts of the proposed use on abutting properties and the neighborhood*
 12 *IS commensurate with the impacts of adjacent existing uses or other uses permitted in*
 13 *the zoning district. (§302.4.D.2)*
 - 14 c. *The criteria set forth in Section 302.4.D.3, 4 and 5 relate to new construction and,*
 15 *since no new construction is proposed, are inapplicable to the subject application.*

16 17 **III. DECISION**

18 *Now therefore be it resolved, the Planning Board, on this 8th day of January, 2024, hereby GRANTS*
 19 *the request of Pike Industries Inc. for a Conditional Use Permit per Article III, §302.4 and §304.2 of*
 20 *the Zoning Ordinance and a Site Plan Amendment to expand the existing asphalt plant with the*
 21 *installation of additional storage tanks and associated site work, located at 335 Plainfield Road, Tax*
 22 *Map 157 Lot 5, in the IND-H zone, PB2024-02-CUP, as set forth above and per testimony, plans, and*
 23 *materials submitted, with the following conditions of approval:*

- 24
- 25 1. *The applicant shall obtain a Zoning Permit per Section 901.1 of the Zoning Ordinance,*
 26 *and a Building Permit.*
- 27 2. *Prior to the start of any construction activities on the property, the applicant shall obtain or*
 28 *update (if appropriate) any required State approvals.*

29
30 *The motion was seconded by Andrew Faunce.*

31 32 ***Roll Call Vote:***

33 *Voting in Favor – Mr. Ford Burley, Mr. Hall, Mr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Romano*

34 *Voting Against – None*

35 **The MOTION was approved (6-0).*

36 37 38 **2. ELECTION OF OFFICERS**

39
40 Mr. Corwin asked the Board for nominations for Chair of the Planning Board for the next 12 months.

41
42 *A MOTION by Andrew Faunce to nominate Matthew Hall as Chair of the Planning Board for 2024.*
 43 *The motion was seconded by Patrick Kennelly.*

44 45 ***Roll Call Vote:***

46 *Voting in Favor – Mr. Ford Burley, Mr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Romano*

47 *Abstained – Mr. Hall*

48 *Voting Against – None*

49 **The MOTION was approved (5-0).*

Mr. Hall announced that he is not planning to continue once his term ends in February 2024. Ms. Romano suggested that a member who may want to take over as Chair in February be elected as Vice Chair now.

Mr. Ford Burley said he is willing to be Vice Chair of the Planning Board, but not Chair.

A MOTION by Andrew Faunce to nominate Richard Ford Burley as Vice Chair of the Planning Board for 2024. The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Hall, Mr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Romano

Abstained – Mr. Ford Burley

Voting Against – None

****The MOTION was approved (5-0).***

Ms. Romano asked any member considering being Chair of the Planning Board to speak to Mr. Corwin after the meeting. Chair Hall noted he has been telling the City Council that the Planning Board needs more members for a year. He encouraged members to ask people they know to join.

5. OTHER BUSINESS

None

6. APPROVAL OF MINUTES - December 11, 2023

Amendments: Page 1: Remove Bruce Garland from MEMBERS ABSENT list

Page 9, Line 33 & 34: Strike sentence that begins “No allowance was made...”

Page 9, Line 42: Clarify sentence that begins “Ms. Romano stated”

Page 10, Line 15 Add “be” after “should”

A MOTION by Andrew Faunce to approve the Planning Board Minutes of December 11, 2023, as amended. The motion was seconded by Richard Ford Burley.

Roll Call Vote:

Voting in Favor –Mr. Ford Burley, Mr. Hall, Mr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Romano

Voting Against - None

****The MOTION was approved (6-0).***

6. Adjournment

A MOTION by Jeremy Ruter to adjourn the meeting at 7:41pm. The motion was seconded by Patrick Kennelly.

Roll Call Vote:

Voting in Favor –Mr. Ford Burley, Mr. Hall, Mr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Romano

Voting Against - None

****The MOTION was approved (6-0).***

The meeting was adjourned at 7:41pm.

Respectfully submitted,

Paula Roux

Recording Secretary